



City of Huntington Beach Planning Department  
**STAFF REPORT**

**TO:** Planning Commission  
**FROM:** Scott Hess, AICP, Director of Planning  
**BY:** Andrew Gonzales, Assistant Planner *AG*  
**DATE:** June 10, 2008

**SUBJECT: NEGATIVE DECLARATION NO. 07-006/CONDITIONAL USE PERMIT NO. 07-033 (MY FIRST MONTESSORI PRESCHOOL)**

**APPLICANT:** Tom Pham, 8846 El Presidente Avenue, Fountain Valley, CA 92708

**PROPERTY**

**OWNER:** Coreland Companies, 17542 E. 17<sup>th</sup>. Street, Suite 420, Tustin, CA 92780

**LOCATION:** 19118 Brookhurst Street, 92646 (eastside of Brookhurst Street, south of Garfield Avenue)

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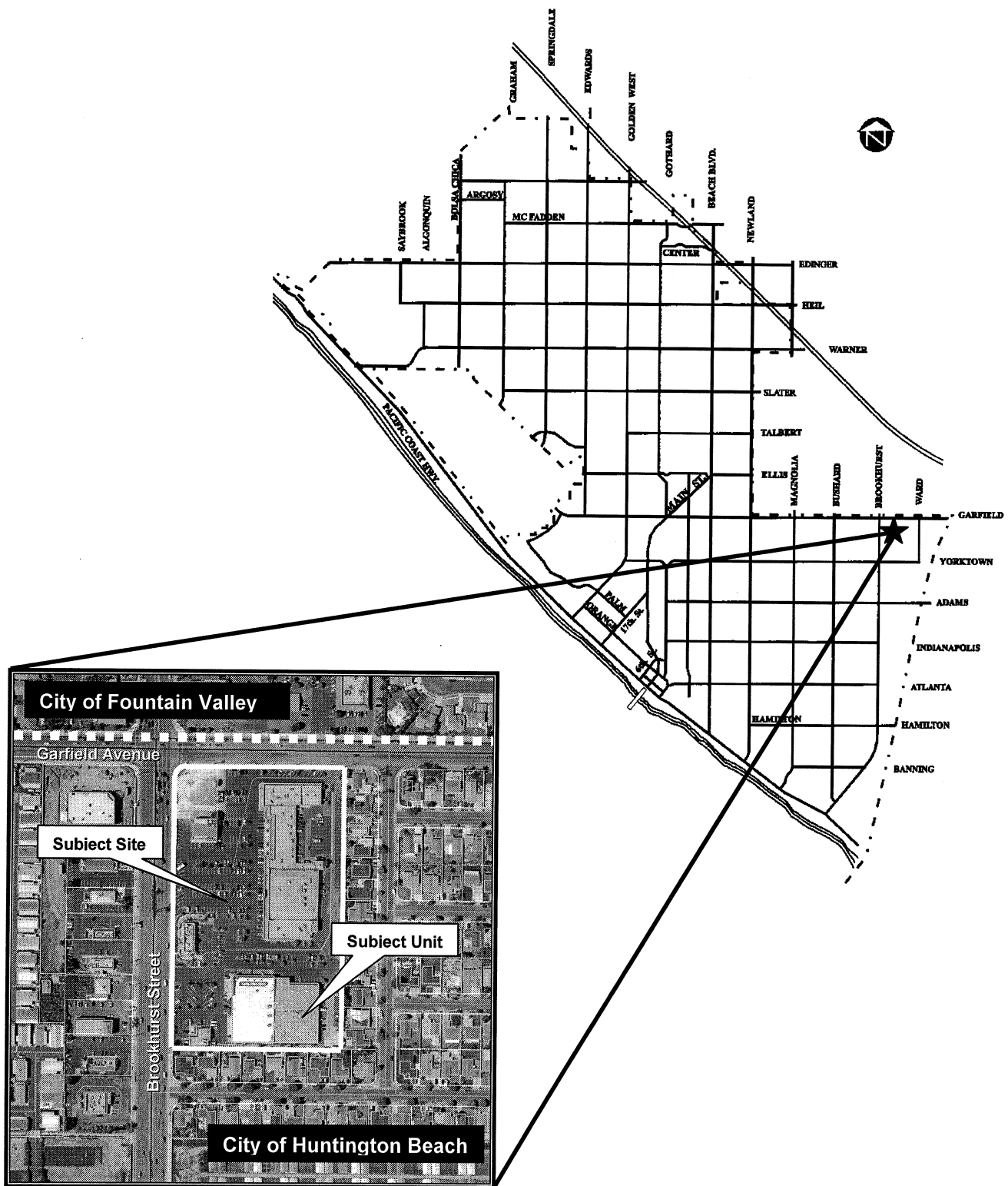
**STATEMENT OF ISSUE:**

- ♦ Negative Declaration No. 07-006 analyzes the potential environmental impacts associated with the implementation of the proposed project.
- ♦ Conditional Use Permit No. 07-033 is a request to permit the establishment of an approximately 22,584 sq. ft. daycare facility within an existing commercial shopping center.
- ♦ Staff's Recommendation: Approve Negative Declaration No. 07-006 and Conditional Use Permit No. 2007-033 based upon the following:
  - General Plan goals, objectives, and polices encourage a diversity of commercial uses that support the needs of existing and future residents in the surrounding area.
  - Project provides for modernization of an existing commercial shopping center.
  - Project complies with applicable zoning regulations.
  - The project will have no significant adverse environmental impacts.

**RECOMMENDATION:**

Motion to:

- A. "Approve Negative Declaration No. 07-006 with findings (Attachment No.1)"
- B. "Approve Conditional Use Permit No. 07-033 with findings and suggested conditions of approval (Attachment No.1)."



**VICINITY MAP**  
**NEGATIVE DECLARATION NO. 07-06/CONDITIONAL USE PERMIT NO. 07-033**  
**(MONTESSORI PRESCHOOL – 19118 BROOKHURST STREET)**

### **ALTERNATIVE ACTION(S):**

The Planning Commission may take alternative actions such as:

- A. "Deny Negative Declaration No. 07-006/ Conditional Use Permit No. 07-033 with findings for denial."
- B. "Continue Negative Declaration No. 07-006/ Conditional Use Permit No. 07-033 and direct staff accordingly."

### **PROJECT PROPOSAL:**

Conditional Use Permit No. 07-033 represents a request to permit the establishment of a day care/preschool within an existing 22,585 sq. ft. commercial space with an approximately 27,500 sq. ft. outdoor fenced playground.

The project site is located on the southeast corner of Brookhurst Street and Garfield Avenue on an approximately 9.1 acre Commercial General zoned property. The project site is bound by commercial uses to the north and west, and residential uses to the south and east. The site is developed with a 103,969 sq. ft. retail shopping center consisting of a variety of commercial uses including an auto retail accessory/service store (Pep Boys), a drive-thru restaurant, a retail market, and other miscellaneous commercial stores. The project proposal is to establish a day care/preschool facility that will occupy a 22,585 sq. ft. vacant unit within an existing 45,400 sq. ft. building. The remaining one-half of the building is occupied by the auto service store Pep Boys. To provide an outdoor play area, the day care/preschool will convert an approximately 27,500 sq. ft. parking lot (69 parking spaces) area located on the east side of the current building into a fenced outdoor playground area (See Attachment No. 2 – Site Plan).

The day care/preschool facility will have 12 classrooms and operates weekdays between the hours of 6:30 AM and 6:30 PM, with varying hours on the weekend for extended day care and tutoring. The school will offer both full-day and half-day programs. The full-day program begins at 9 AM and ends at 3 PM. The half-day program begins at 9 AM and ends at 12:30 PM. Extended child care programs are available for children year round. The child care program is offered from 6:30 AM to 9 AM and from 3 PM to 6:30 PM. The facility is anticipated to have a capacity of up to 200 children with approximately 20 onsite staff members. The ages of the children will range from 6 months to 12 years old. The pick up and drop off hours will be staggered throughout the day and will occur at the following times: 6:30 AM, 9 AM, 12 PM, 3 PM, and 6:30 PM. Use of the playground will be limited to periodic times during the day but are currently proposed between the hours of 7:30 AM and 9 AM, 12 PM and 12:30 PM, and between the hours of 3 PM and 5 PM.

The day care/preschool facility is proposing to open prior to the opening of some adjacent businesses. The below matrix identifies only those businesses, located within close proximity, likely to access the surrounding drive aisles and parking spaces.

Address	Business Name	Business Type	Hours of Operation
19050 Brookhurst St.	99 Cent Only Store	Retail	Mon.-Sun: 8am – 9pm
19060 Brookhurst St.	Once Upon a Memory	Retail	Mon.-Fri.: 10am-7pm; Sat.: 10am-6pm; Sun.: 12pm-5pm
19080 Brookhurst St.	Sing Young Karaoke	Retail	Mon.-Fri.: 11am-5pm; Sat.: 12pm-5pm
19090 Brookhurst St.	Jack-In-The-Box	Restaurant	Mon.-Sun.: 6am-10pm; 24 hrs (drive thru only)
<b>19118 Brookhurst St.</b>	<b>My First Montessori</b>	<b>Day Care/Preschool</b>	<b>Mon.-Fri.: 6:30am- 6:30pm;</b>
19142 Brookhurst St.	South Coast Glass	Retail	Mon.-Sun: 8am-6pm
19148 Brookhurst St.	World Flooring	Retail	Mon.-Sun: 8am-6pm

The façade of the building will be improved with new windows, doors and stucco in addition to a distinctive front entrance located on the building's northerly elevation. The proposed playground and classroom areas will be configured in such a way that they are located away from the service bays of the adjoining auto retail accessory/service store. Primary access to the playground area will be provided from within the facility. The rear portion of the building will be remodeled to create an approximately 2,500 sq. ft. covered play area which is required to satisfy state requirements for provision of a "shaded rest area for children".

The proposed playground area will be created by removing 69 parking spaces located on the east of the subject building. The play area will be enclosed by a combination 6 ft. tall wrought iron/pilaster fence and block wall that will fully protect the playground area from adjoining residential and commercial uses. Also, the east and south property lines that abut residentially zoned properties will contain a 10 ft. wide landscaping buffer. The landscape buffer is conditioned to provide a three-tier landscaping system of grass and ground cover, shrubs, vines and trees to shield the adjoining residential uses from noise within the playground area. The landscaped area includes a 3 ft. high fence that will be located around the perimeter of the landscaping to restrict access to this space.

The existing north parking lot will be redesigned to incorporate a circular drive aisle near the front entrance of the facility for the drop-off and pick-up of children. Parking spaces will be provided at the head of the drive aisle to provide safe and convenient parking spaces in close proximity to the entrance of the facility. Pedestrian access to the facility will be provided by walkways and clearly identified pedestrian paths. A series of bollards will be placed along the walkways leading to the entrance of the facility providing protection to children and parents from vehicular traffic. Currently, a speed bump exists near the exit of the circular drive aisle. A second speed bump is conditioned to be provided at the entrance of the circular drive aisle (Condition No. 1e). Both speed bumps will minimize traffic speeds and increase awareness of pedestrian activity. Overall, improvements to pedestrian and vehicular access are designed to segregate school traffic from the commercial shopping center.



### **Study Session:**

The following are issues that were raised during the Planning Commission Study Session on Tuesday, May 27, 2008.

- *Land Use Compatibility*

Concern was raised over land use compatibility between the proposed day care/preschool facility and the surrounding residential and commercial uses. This concern is related to the location of the proposed use within a building containing an existing auto retail accessory/service store (Pep Boys). The Planning Commission expressed their concerns over safety due to the operational characteristics of the commercial shopping center, more specifically with the adjacent auto retail accessory/service store. An expanded discussion with respect to land use compatibility will be discussed in the "Land Use Compatibility" section of the staff report.

- *Circulation*

Onsite circulation was identified as an area of concern by the Planning Commission due to the project's proposal to eliminate parking spaces and reconfiguring drive aisles. The project narrative identified that the proposed use will accommodate approximately 200 students which may result in a significant influx of onsite vehicular traffic. This increased traffic demand associated with the activities of picking and dropping off children may result in impacts to onsite accessibility. A discussion relating to onsite traffic will be provided in the Circulation section of the staff report and Traffic is discussed in the Negative Declaration. The Planning Commission requested a circulation plan be included in the staff report. Unfortunately the plan has not yet been submitted but will be forwarded upon receipt.

- *Safety*

The Planning Commission expressed concern regarding child safety because of the school's location within a commercial shopping center. This expressed concern is associated with the high level of activity commercial centers generate with respect to vehicular traffic. The Planning Commission requested an analysis of the proposed safety measures recommended to be implemented into this project. A discussion relating to these safety measures will be provided in the "Safety" analysis section of the staff report.

- *Noise*

As highlighted by the neighboring residents and the Environmental Board, there is an overall concern with respect to the noise generated from the proposed playground area. The proposed school intends to remove an existing parking area and replace it with an outdoor playground. The playground adjoins residential properties to the east and south of the site. The concern is that the amount of activity generated by the proposed playground will increase the level of ambient noise in the area above thresholds identified in the City's Noise Ordinance (Chapter 8.40 Noise Control). To mitigate any potential noise impacts the applicant is proposing to provide a 10 ft. wide landscaping strip along the perimeter of the playground area abutting residential properties to aide with noise attenuation. The Planning Commission requested that the applicant provide a conceptual landscaping plan to determine if the proposed landscaping is adequate to buffer any potential noise impacts. An analysis of the potential noise impacts can be found in the analysis section of this staff report.

## **ISSUES:**

### **Subject Property And Surrounding Land Use, Zoning And General Plan Designations:**

LOCATION	GENERAL PLAN	ZONING	LAND USE
Subject Property:	CN-F1 (Commercial Neighborhood– 0.35 max. Floor Area Ratio)	CG (Commercial General)	Commercial
North of Subject Property (across Garfield)	NA (within the City of Fountain Valley)	NA	Commercial
South and East of Subject Property	RL-7 (Residential Low Density – 7 units max. per acre)	RL (Residential Low Density)	Single family residential
West of Subject Property (across Brookhurst)	CN-F1	CG	Commercial

### **General Plan Conformance:**

The General Plan Land Use Map designation on the subject property is Commercial Neighborhood. The proposed project is consistent with this designation and the goals and objectives of the City's General Plan as follows:

#### **A. Land Use Element**

Objective LU 10.1.11: Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity. These may encompass such uses as adult or child day care facilities, community meeting rooms, “neighborhood” restaurants, entertainment, and cultural facilities.

The proposed day care/preschool facility will promote a diversity of commercial uses at an existing commercial shopping center. The project will provide additional services to the surrounding residential neighborhood by providing further educational opportunities.

Policy LU 10.1.5: Require that buildings, parking, and vehicular access be sited and designed to prevent adverse impacts on adjacent residential neighborhoods.

The proposed day care/preschool facility will eliminate and redesign the existing parking lot to ensure adequate onsite traffic flow is provided. The existing building is located at an adequate distance from adjacent residential neighbors. Furthermore, the parking lot is separated from the adjoining neighbors by an existing perimeter wall that will avert impacts on parking and vehicular access away from these properties.

Policy LU 10.1.6: Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

Adjoining residential neighbors are adequately buffered from excessive or incompatible impacts of noise because landscaping will be provided along the east and south property lines. The proposed project is conditioned to provide trees, shrubs, and vines within this landscaped area to buffer potential ambient noise generated in the playground area. Additionally, an existing perimeter wall will lessen the spillage of noise onto adjoining residential uses. Finally, the outdoor school activities will be required to comply with the City's Noise Ordinance which will control noise levels so as not to exceed acceptable noise standards for residential uses.

B. Economic Development Element

Policies ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

The requested conditional use permit will accommodate existing development by allowing the establishment of a day care/preschool facility. The proposed use will serve the needs of local residents and visitors to the City by providing additional educational/child care opportunities.

C. Circulation Element

Objective CE 5.1: Balance the supply of parking with the demand for parking.

The proposed project exceeds the code required parking by providing additional onsite parking for the commercial shopping center.

D. Noise Element

Policy N.1.2.5: Require development that generates increased traffic and subsequent increase in the ambient noise levels adjacent to noise sensitive land uses to provide for appropriate mitigation measures in accordance with the acceptable limits of the City noise ordinance.

See discussion under LU 10.1.6.

**Zoning Compliance:**

The proposed day care/preschool facility is located in the Commercial General (CG) zone and is permitted with a conditional use permit subject to review and approval by the Planning Commission. In addition, a list of City Code Requirements, Policies, and Standard Plans of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Code has been provided to the applicant (Attachment No. 4) for informational purposes only.

The proposed project will not enlarge the building beyond the existing height and building footprint. The existing building complies with the development requirements of the base zoning district in terms of maximum building height, maximum floor area ratio, minimum yard setbacks, minimum landscaping, and minimum parking requirements. The proposed project will remove 69 existing parking spaces located to the north and east of the subject building to accommodate a playground area and circular drive aisle. However, the loss of 69 parking spaces will not create a shortfall of required onsite parking spaces and the site remains in compliance with the parking requirements of the HBZSO. The following two tables depict the parking data for the existing commercial center and the required parking for the day care/preschool facility.

<b>EXISTING USES</b>	<b>BUILDING AREA (Sq. Ft.)</b>	<b>CODE PROVISION</b>	<b>PARKING SPACES REQUIRED</b>
Retail	35,879	1/200 sq. ft.	179.4
Auto Accessory Retail	22,816	1/200 sq. ft.	114.1
Personal Services	8,146	1/200 sq. ft.	40.7
Animal Hospital	1,875	1/200 sq.ft.	9.4
Restaurant (>12 seats)	2,636	1/100 sq. ft.	26.4
Commercial Recreation	1,875	1/200 sq. ft.	9.4
Office (Medical)	4,170	1/175 sq. ft.	23.8
Bank	4,928	1/200 sq. ft.	24.6
<b>TOTAL</b>	<b>82,325</b>		<b>428</b>
Total Parking Spaces			532

<b>PROPOSED USE</b>			
My First Montessori Preschool	22,584	1/No. of staff members & 1/No. classrooms	32 (20 staff members & 12 classrooms)
Spaces Eliminated (playground area & circular drive aisle)			69
<b>TOTAL</b>	<b>39,352</b>		<b>460</b>
Total Parking Spaces			463
			<b>3 space surplus</b>

### **Urban Design Guidelines Conformance:**

The Huntington Beach Urban Design Guidelines contains guidelines specific to General Commercial uses. The project generally conforms to the objectives and standards to commercial project contained in the Guidelines, including the following:

- Residential uses should be buffered from incompatible commercial development. Intensified landscaping, increased setbacks and appropriate building orientation should be utilized as a means of providing adequate separation between such land uses.

- Clearly defined pedestrian paths should be provided from parking areas to primary build entrances and sidewalks along the site's perimeter.
- Buildings should be divided in distinct massing elements. Building facades should be articulated with architectural elements and details. Vertical and horizontal offsets should be provided to minimize building bulk.
- Building entries should be readily identifiable. Use recess projections, columns, and other distinctive materials and colors to articulate entries.

### **Environmental Status:**

Staff completed an environmental assessment of the proposed project and determined that no significant impacts are anticipated as a result of the proposed project. Negative Declaration No. 07-006 (Attachment No. 5) was prepared pursuant to Section 240.04 of the HBZSO and the provisions of the California Environmental Quality Act (CEQA). The Negative Declaration is supported by an environmental assessment and traffic study.

The Planning Department advertised Draft Negative Declaration No 07-006 for twenty days commencing on May 1, 2008 and ending on May 20, 2008. Two comment letters from adjoining neighbors and one comment letter from the Environmental Board were received. A response to comments has been included with the attached Negative Declaration (Attachment No. 5).

### ***Environmental Board Comments:***

The Environmental Board was notified of the Negative Declaration. On May 13, 2008 the Environmental Board provided a letter (Attachment No. 6) recommending the following:

1. The Board recommends the play area be placed on the north side of the building for the same reasons as suggested by the City Police Department comments letter submitted on the subject property.
2. The Board supports both the City Police and Fire Departments comments on the subject project regarding arrival and departing parking and that circulation be in a one-way direction and be fenced.
3. The Board has a concern with the land use compatibility of a school being located next to an automotive repair and parts business.

A response to the Environmental Board's comment letter is included with the attached Negative Declaration.

Prior to any action on Conditional Use Permit No. 07-033, it is necessary for the Planning Commission to review and act on Negative Declaration No. 07-006. Staff, in its initial analysis of the project, is recommending that the Negative Declaration be approved with suggested findings.

As an alternative to the staff recommendation, the Planning Commission may reject the Draft Negative Declaration and require that additional studies be completed, to determine that the project may have a

significant adverse environmental impact which may require that mitigation measures to address specific potentially significant impacts, or determine that the project may have a significant adverse environmental impact which can not be mitigated and require that an Environmental Impact Report (EIR) be prepared. In making its determination, the Planning Commission should state the basis of its decision for the record.

**Coastal Status:** Not applicable.

**Redevelopment Status:** Not applicable.

**Design Review Board:** Not applicable.

**Subdivision Committee:** Not applicable.

**Other Departments Concerns and Requirements:**

The Departments of Building and Safety, Fire and Public Works have reviewed the proposed project and identified applicable code requirements (Attachment No. 4). The Departments of Police and Fire suggested conditions to ensure that the any potential impacts are minimized. The proposed project was modified to reflect these concerns with revised plans dated April 25, 2008. However, the plans did not reflect the Police Department's recommended condition to locate the playground area on the north side of the building. Staff determined that this recommended condition would not provide ample play area to accommodate the number of students served by this project. More importantly, the recommended location would place children closer to the open bays of the adjoining auto retail accessory/service store which may potentially expose children to disruptive noise and odors associated with the business operation.

**Public Notification:**

Legal notice was published in the Huntington Beach/Fountain Valley Independent on May 29, 2008, and notices were sent to property owners of record tenants within a 500 ft. radius of the subject property, individuals/organizations requesting notification (Planning Department's Notification Matrix), the applicant, and interested parties. As of June 3, 2008, no communication supporting or opposing the request has been received.

**Application Processing Dates:**

**DATE OF COMPLETE APPLICATION:**

December 20, 2007

**MANDATORY PROCESSING DATE(S):**

Negative Declaration: June 17, 2008 (180 days)

Conditional Use Permit: Within 60 days from Negative Declaration Approval

Conditional Use Permit No. 07-033 was filed on September 11, 2007, and deemed complete December 20, 2007. The application is tentatively scheduled for public hearing before the Planning Commission on June 10, 2008.

## **ANALYSIS:**

### ***Land Use Compatibility***

The proposed project, as modified with suggested conditions of approval, is compatible with surrounding properties because the day care/preschool facility is consistent with applicable General Plan Land Use and Zoning designations. The project represents a modification from the previous occupant, which served as a remote control car raceway. Of concern is the compatibility of the project with surrounding land uses, more specifically the adjacent residential uses, commercial shopping center and adjoining auto retail accessory/service store (Pep Boys). A majority of public schools such as Oka Elementary (9800 Yorktown Ave.) and Talbert Elementary (9101 Brabham Dr.) abut residential properties. In addition, private day care/preschool facilities like "Kindercare Preschool" (19342 Beach Blvd) are located adjacent to residential uses. A review of the General Plan Land Use map indicates that nearly every Public and Commercial District in the City is adjacent to a residential district and many of these sites are developed with uses that are more intense than the proposed use, including Home Depot, Wal-Mart, Target, and a number other commercial centers. In addition, private day care/preschool facilities can be found in existing commercial shopping centers such as "La Petite Preschool Childcare" located at the Newland Shopping Center (19860 Beach Blvd.). Finally, the project's proximity to an auto service facility will be compatible with the incorporation of the suggested conditions of approval. The adjoining auto retail accessory/service store, located within the same building of the proposed facility, provides both retail sales of automobile parts and light repair of vehicles. This repair encompasses the light repair and sale of goods and services for vehicles, including brakes mufflers, tire, oil and lube, and accessory uses, but excluding body and fender shops, upholstery, painting, and rebuilding of vehicles. As identified in the "Hazards and Hazardous Materials" section of the environmental assessment (Attachment No. 5), the California Accidental Release Prevention Program and the South Coast Air Quality Management District states that the adjacent auto retail accessory/service use does not contain any materials which are deemed hazardous. In addition, the Fire Department has reviewed the proposal, and concludes that the adjoining auto retail accessory/service store will not subject the day care/preschool facility to hazardous materials. Furthermore, the location of the play ground area is located more than 130 ft. from the garage bays which will be screened from the open service bays. Finally, it should be noted that the General Plan encourages child care facilities in commercial areas.

### ***Circulation***

It is staff's determination that onsite circulation will not be impacted by the improvements created by the proposed project. The proposal to separate the existing drive aisle serving the garage bays of Pep Boys from the subject unit for the creation of a circular drive aisle and additional parking will not impact the onsite circulation because adequate egress and ingress for Pep Boys and other onsite uses will be maintained. Furthermore, the adjoining driveway aisle located to the north of this aisle serves as primary access to the rear of the building. The closure of the drive aisle to through traffic is intended to separate traffic related to the adjacent auto retail accessory/service store away from the proposed use. Moreover, a suggested condition (Condition No. 1c) to provide a minimum 3 ft. landscaping planter area along the head of the parking spaces adjacent to the garage service bays will prohibit vehicles cutting through the parking spaces to access the adjoining drive aisles. A circulation plan will be forwarded to the Planning Commission upon receipt..

Concern with the proposed hours of operation of the project were perceived to potentially impact onsite circulation due to the activity associated with parents dropping and picking up their children. As noted, the project operates from 6:30am to 6:30pm. Depending on the enrollment of the day care/preschool facility, the site may experience an influx of traffic during 6:30 AM, 9 AM, 12 PM, 3 PM, and 6:30 PM. These shifts will correspond to the transition from the day care program to the preschool program. According to the applicant, the day care program typically operates at approximately 20% student capacity. Furthermore, arrivals and departures from the day care program are dependent on each parent's schedule. Unlike the day care program, the preschool program which commences at 9 AM and concludes at 12 PM or 3 PM, will not experience significant fluctuations in traffic demand. However, due to the different school programs the proposed project is unlikely to experience a large influx of traffic at one time, but rather dispersed throughout the day.

### ***Safety***

The proposed project will incorporate several safety measures for child safety. First, the redesign of the parking lot will ensure that vehicular and pedestrian traffic generated by the day care/preschool facility is segregated from the remaining uses at the commercial shopping center. The circular drive isle will limit the mobility of vehicular traffic by providing for one-way traffic, which will result in the drive aisle exclusively utilized by the patrons of the proposed facility. Secondly, new landscape planters in the parking area located north of the Pep Boy's garage service bays will further limit vehicular mobility by restricting access through the parking stalls. Also, traffic calming methods will be incorporated through the use of speed bumps that will lessen the speeds of vehicles around the day care/preschool facility. Lastly, pedestrian traffic will be protected with the inclusion of bollards around the perimeter of the walkway and playground area. These measures will provide children and parents an area of safe refuge from vehicular traffic. Finally, to ensure safe movement for both vehicles and pedestrians, staff is recommending a conditioned of approval (Condition No. 3) to provide and implement a pedestrian/circulation directional sign program. The program shall be submitted to the Planning Department for review and approval prior to issuance of building permits.

### ***Noise***

The potential noise generated from the proposed outdoor playground area was identified as an area of concern by the Planning Commission at the May 27, 2008, study session. The proposed playground will be setback a minimum 10 ft. from the adjoining residential uses to the east and south. The 10 ft. setback area shall be fully landscaped and provided along the entire property line abutting the residential uses. Additionally, a 3 ft. high perimeter fence is proposed around the perimeter of the landscaped area to prevent access into the landscaped space. As conditioned, the landscaped planter area will be provided with ground cover, bushes, and trees to absorb the noise generated by the proposed project. In addition, the project narrative identifies that the playground area will be utilized three limited times during the weekday as follows: 7:30 AM–9 AM, 12 PM–12:30 PM, and 3 PM–5 PM. In addition, the playground area will be buffered from the adjacent residential uses by the existing rear yard block walls of the residences measuring approximately 6 ft. to 8 ft. in height. Therefore, taking into consideration all these components, the suggested conditions of approval, and compliance with the City's Noise Ordinance, the proposed project will have no significant noise impacts to the adjacent residential areas.



## **SUMMARY:**

Staff is recommending approval of the proposed project based on the suggested finding and subject to the suggested conditions of approval. The project furthers the General Plan goals, objectives and policies which encourages the modernization and expansion of uses that support the needs of Hunting Beach residents. The proposed project will be compatible with the surrounding land uses, and will not impact traffic and noise through the implementation of the suggested conditions of approval. Finally, the proposed project complies with all applicable zoning regulations and will have no significant adverse environmental impacts.

## **ATTACHMENTS:**

1. Suggest Findings and Conditions of Approval – Negative Declaration 07-006/ Conditional Use Permit No. 07-033
2. Site Plan, Floor Plans and Elevations dated April 24, 2008.
3. Project Narrative received and dated October 30, 2007.
4. Code Requirements Letter dated October 15, 2007 (for information purposes only)
5. Negative Declaration No. 07-006 (includes Environmental Checklist, Comment Letter and response to Comments)
6. Environmental Board comment letter dated May 16, 2008
7. Petition of Support dated received May 27, 2008
8. Applicant handout dated received May 27, 2008

SH:HF:AG:lw

## **ATTACHMENT NO. 1**

### **SUGGESTED FINDINGS AND CONDITIONS OF APPROVAL**

#### **NEGATIVE DECLARATION NO. 07-006/ CONDITIONAL USE PERMIT NO. 07-033**

#### **SUGGESTED FINDINGS FOR APPROVAL - NEGATIVE DECLARATION NO. 07-006:**

1. The Negative Declaration No. 07-006 has been prepared in compliance with Article 6 of the California Environmental Quality Act (CEQA) Guidelines. It was advertised and available for a public comment period of twenty (20) days. Comments received during the comment period were considered by the Planning Commission prior to action on the Negative Declaration and Conditional Use Permit No. 07-033.
2. Mitigation measures, incorporated into the attached conditions of approval, avoid or reduce the project's effects to a point where clearly no significant effect on the environment will occur.
3. There is no substantial evidence in light of the whole record before the Planning Commission that the project, as mitigated through the conditions of approval for Conditional Use Permit No. 07-033 will have a significant effect on the environment.

#### **SUGGESTED FINDINGS FOR APPROVAL - CONDITIONAL USE PERMIT NO. :**

1. Conditional Use Permit No. 07-033 to permit the establishment of an approximately 22,584 sq. ft. daycare facility within an existing commercial shopping center will not be detrimental to the general welfare of persons working or residing in the vicinity or detrimental to the value of the property and improvements in the neighborhood. A negative declaration was prepared which analyzed the project potential to generate detrimental impacts on surrounding properties. The study concluded that no significant impact will occur with respect to the proposed uses. The Negative Declaration is supported by environmental assessment and traffic studies. The project will provide adequate parking, in accordance with applicable code requirements on site.
2. The conditional use permit will be compatible with surrounding uses because the project is consistent with the applicable General Plan Land Use and Zoning designations. The proposed use will modernize an existing building. The proposed building complies with the applicable height limit in the zone and setbacks from adjacent residential properties. The proposed playground area will be screened by a landscape buffer along the portions of the property that abut residential uses. Onsite circulation will be improved to ensure for safe and secure traffic flow for the proposed project..
3. Conditional Use Permit No. 07-033 will comply with the provisions of the base district and other applicable provisions in Titles 20-25 of the Huntington Beach Zoning and Subdivision Ordinance including Commercial General permitted uses, minimum parking requirements, maximum building height, maximum floor area ratio and minimum building setbacks.

4. The granting of Conditional Use Permit No. 07-033 will not adversely affect the General Plan. It is consistent with the Land Use Element Designation of CN (Commercial Neighborhood) on the subject property. In addition, it is consistent with the following goals and policies of the General Plan:

Land Use Element

Objective LU 10.1.11: Promote the introduction of a diversity of uses in Commercial General centers, particularly those containing anchor grocery stores that improve their relationship with surrounding residential neighborhoods and increasing their viability as places of community activity. These may encompass such uses as adult or child day care facilities, community meeting rooms, “neighborhood” restaurants, entertainment, and cultural facilities.

Policy LU 10.1.5: Require that buildings, parking, and vehicular access be sited and designed to prevent adverse impacts on adjacent residential neighborhoods.

Policy LU 10.1.6: Require that commercial projects abutting residential properties adequately protect the residential use from the excessive or incompatible impacts of noise, light, vehicular traffic, visual character, and operational hazards.

Economic Development Element

Policies ED 2.4.3: Encourage the expansion of the range of goods and services provided in Huntington Beach to accommodate the needs of all residents in Huntington Beach and the market area.

Circulation Element

Objective CE 5.1: Balance the supply of parking with the demand for parking.

Noise Element

Policy N.1.2.5: Require development that generates increased traffic and subsequent increase in the ambient noise levels adjacent to noise sensitive land uses to provide for appropriate mitigation measures in accordance with the acceptable limits of the City noise ordinance.

Conditional Use Permit No. 07-033 provides for the establishment of a child day care facility which supports the needs of the surrounding community. The proposed day care/ preschool facility will provide diversity of uses that will help sustain the economic longevity and vitality to an existing commercial shopping center.

### **SUGGESTED CONDITIONS OF APPROVAL - CONDITIONAL USE PERMIT NO. 07-033:**

1. The site plan, floor plans, and elevations received and dated April 24, 2008 shall be the conceptually approved design with the following modifications:
  - a. A landscaped planter shall be provided along the north wall of the existing trash collection enclosure.
  - b. A landscaped planter shall be provided within the interior area of the circular drive aisle. The landscape planter shall maintain pedestrian access through the circular drive aisle as depicted on the submitted site plan.
  - c. A 3 ft. wide landscaped planter shall be provided across the front of the parking spaces located to the north of the existing auto service garage bays.
  - d. Provide a three-tier landscaping system of grass and ground cover, shrubs, vines and trees to shield within the 10 ft. wide landscaping planter located along the east and south property lines. All trees shall be 36 in. box specimen trees located every 35 ft. on center.
  - e. Depict all existing speed bumps on the site plan and provide an additional speed bump prior to entrance of the circular drive aisle.
  - f. The new parking spaces adjacent to circular drive aisle shall be revised to depict a parking stall depth of 19 ft. in depth.
2. The proposed circular driveway shall provide for one-way travel in a counter clockwise movement.
3. Prior to the issuance of building permits, a pedestrian/circulation directional sign program shall be submitted to the Planning Director for review and approval.
4. The hours of operation of the playground area shall be limited to 7:00AM to 6:30PM.
5. Incorporating sustainable or "green" building practices into the design of the proposed structures and associated site improvements is highly encouraged. Sustainable building practices may include (but are not limited to) those recommended by the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) Program certification (<http://www.usgbc.org/DisplayPage.aspx?CategoryID=19>) or Build It Green's Green Building Guidelines and Rating Systems (<http://www.builditgreen.org/index.cfm?fuseaction=guidelines>).

### **INDEMNIFICATION AND HOLD HARMLESS CONDITION:**

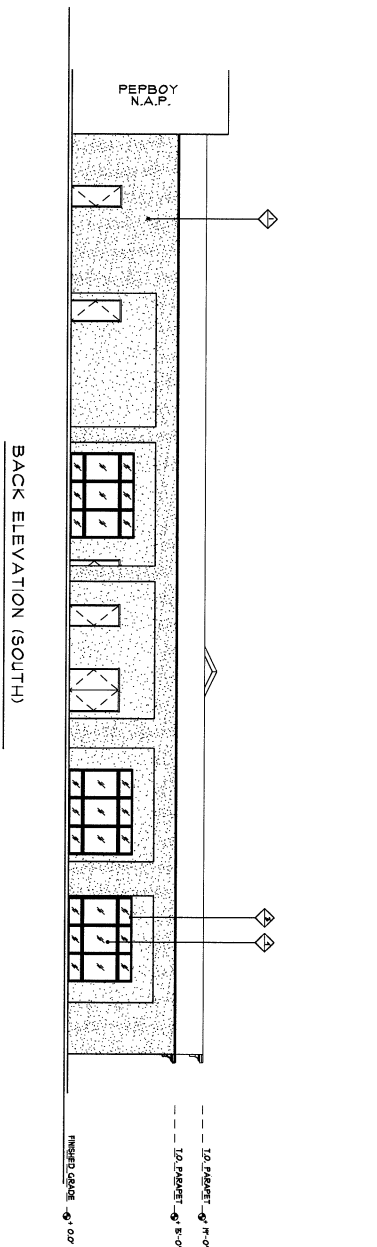
The owner of the property which is the subject of this project and the project applicant if different from the property owner, and each of their heirs, successors and assigns, shall defend, indemnify and hold harmless the City of Huntington Beach and its agents, officers, and employees from any claim, action or proceedings, liability cost, including attorney's fees and costs against the City or its agents, officers or employees, to attack, set aside, void or annul any approval of the City, including but not limited to any approval granted by the City Council, Planning Commission, or Design Review Board concerning this project. The City shall promptly notify the applicant of any claim, action or proceeding and should cooperate fully in the defense thereof.



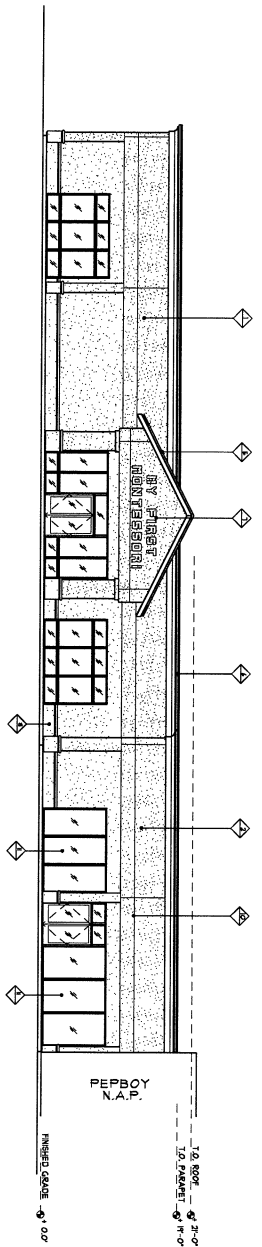
## FLOOR PLAN

~~APR 24 2008~~

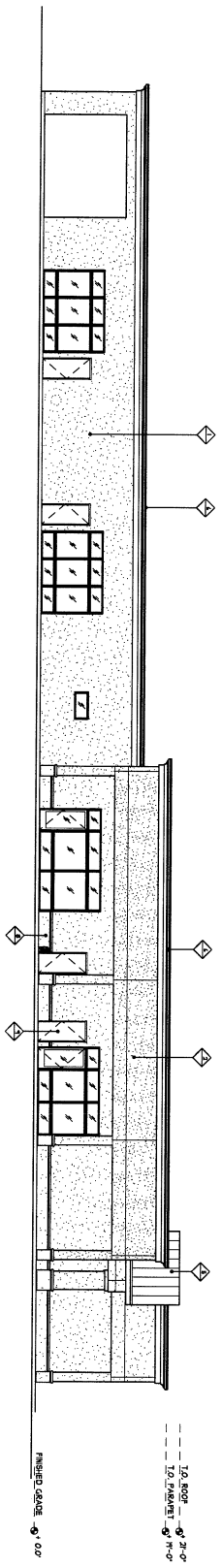
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BACK ELEVATION (SOUTH)



FRONT ELEVATION (NORTH)



LEFT ELEVATION (EAST)

City of Huntington Beach

APR 24 2008

EXTERIOR FINISH SCHEDULE	
MATERIAL	REVISIONS
1/2" EXTERIOR STUCCO FINISH	1
1/2" EXTERIOR STUCCO FINISH	2
PRECAST CONCRETE PLANT-ON	3
ALUMINUM STONEFRONT	4
GLASS	5
STANDING SEAM METAL ROOF	6
TO MATCH EXISTING METAL ROOF	7
EPS INSULATION W/ TEXTURED ACETIC FINISH	8
ALUMINUM STUCCO FINISH	9
STUCCO FINISH	10
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PROJECT LOCATION 19118 BROOKHURST HUNTINGTON BEACH, CA 92646	PROPOSED TENANT IMPROVEMENT FOR <b>MY FIRST MONTESSORI SCHOOL</b> 19118 BROOKHURST STREET HUNTINGTON BEACH CA, 92646 (714) 274-396	DRAWN BY DATE SCALE 1/8" = 1'-0" JOB NO. 0814	A-2
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# My First Montessori Preschool, Inc.

19732 Beach Blvd. Huntington Beach, CA 92648

Tel: (714) 274-3966 Fax: (866) 584-7435

City of Huntington Beach  
Planning Department  
2000 Main Street  
Huntington Beach, CA 92648  
(714) 536-5271

City of Huntington Beach  
OCT 30 2007

To Whom It May Concern:

This letter is in regards to a proposal for opening a childcare center at 19118 Brookhurst St. in the City of Huntington Beach. Our goal is to provide a safe, secure and state of the art preschool for the community.

There is currently a large demand for out-of-the-home care because both parents work. The CCL (Child Care Licensing Board) confirms that there is a need for childcare providers in the cities of Orange and Huntington Beach. The waiting list for preschools in Huntington Beach and neighboring Fountain Valley is estimated at 4 months, with no guarantee of availability. Parents requiring immediate placement, like ourselves, are forced to drive farther out to other cities such as Westminster and Garden Grove for child care.

The proposed lot size is almost an acre entirely dedicated to the childcare facility. The building size is 22,585 sq ft. It will have 12 classrooms, each of which will have its own restroom. One of the classrooms will be a fully equipped computer room with 30 stations. There will also be a well stocked library adjacent to the terminals. When not in use on the weekends, we plan to allow the children and parents to have full access to this resource for homework and other projects.

We will be providing quality care for a total of over 200 children including infants, toddlers, preschoolers, and school age children ages 6 weeks thru 12 years old. We will provide childcare classes up to kindergarten level and before and after school childcare for school age children up to the age of 12 years old. The center will be open Monday through Friday from 6:00 a.m. to 6:30 p.m. with the possibility of extended care and tutoring on Saturday.

We will hire about 20 teachers. In order to retain quality staff we will offer full benefits including, but not limited to, family health, dental and vision insurance, paid sick leave and vacation, as well as Roth IRA and 401K retirement plans.

ATTACHMENT NO. 3.1



Because safety is our number one priority, the entire building will have a 24/7 surveillance system with live camera feed onto the internet. There will be cameras in every classroom and the surrounding proximity. The locked entry into the facility can only be opened with an authorized fingerprint scan and identification code.

Please try your best to help us through this process so that we may start building our preschool. We are on a time constraint with the landlord because we will not be able to begin construction until zoning is approved. We, in turn, will do everything we can to meet all of the city's requirements in a timely matter. We will strive to provide a safe, secure and well-maintained facility that is fundamentally nurturing and loving in its approach.

Please feel free to contact us anytime at (714) 315-0234. We look forward to serving the future generation of Huntington Beach.

Respectfully,



Kendall H. Le

President

My First Montessori Preschool, Inc.

## **Child Care Program Description**

### **Philosophy**

The Montessori philosophy of education is that in order to develop physical, intellectual and spiritual potential to the fullest, the child must have freedom. Children move themselves toward learning. The teacher prepares the environment, directs the activity and offers the child stimulation. It is the child who learns and who is motivated through work itself, not solely by the teacher's direction. Montessori teaches children to observe, to think, to judge. It introduces children to the joy of learning at an early age and provides a framework in which intellectual and social development go hand in hand.

### **Goals and Methods**

The main objective of the school is to provide a carefully planned, stimulating environment which will help children develop within themselves the foundational habits, attitudes, skills and ideas which are essential for a lifetime of creative thinking and learning. All concepts will be presented in a safe, secure, loving and respectful environment. The children will be guided to develop:

- a positive attitude toward school and learning
- a sense of healthy self-esteem
- the basic skills necessary for a lifetime of learning
- an abiding curiosity
- habits of initiative and persistence
- sensory-motor skills in order to sharpen the ability to discriminate and judge
- socially acceptable behavior
- each child's innate, ultimate potential through high self-expectations
- a child's love of learning through a process which is fun and enjoyable to the child.

City of Huntington Beach

OCT 30 2007

ATTACHMENT NO. 3.3

## **Days/hours of Operation**

The school offers both full-day and half-day programs. The full day begins at 9:00 and ends at 3:00. The half day begins at 9:00 and ends at 12:30. Extended child care programs are available for children year round. The program is offered from 6:30 to 9:00 a.m. and from 3:00 to 6:30 p.m. Occasional child care is available for an hourly fee, but should be scheduled in advance to ensure proper teacher/child ratios. The school closes promptly at 6:30 p.m. All children must be picked up by that time. If there is an unforeseen emergency which prevents the parent from arriving by 6:30, the child will be attended to and a fee of \$1.00 per minute per child will be charged. This fee is payable at the time the child is picked up and must be paid directly to the person who assumed responsibility for the child.

## **Admission**

Children 2 to 6 years of age may be considered for admission. In order to be accepted, the child must have adequate attention span and be able to follow directions. In addition, we have an infant/toddler program which will accommodate children from 6 months through 24 months. A personal interview is required of prospective students so that proper placement may be determined. All students are subject to a four week adjustment period. If after this adjustment period the child has not settled in, a conference will be scheduled to determine if the program is meeting the needs of the child. Parents are also required to tour the facility and meet with the Director prior to admission.

The enrollment process includes submitting admission forms with a \$100.00 deposit, which is non-refundable. The enrollment package must be completed before the child's first day.

Prior to admission, it is required that the parents submit a physician's report which covers the child's general health, physical and emotional maturity, special needs, and immunizations. A child may be exempt from immunization requirements when (a) his physician recommends against immunization on medical grounds and a letter is received by the school, or (b) his parents sign a medical release based on religious beliefs. A child may not begin school unless immunization or exemption requirements have been met.

## Holidays

The school will be closed in observance of the following holidays; in addition there will be several Parent Conference and Teacher Training Days which the school will be closed all day and Staff Days when the school will close at 3:30 p.m.

- |                               |                              |
|-------------------------------|------------------------------|
| • Labor Day                   | Tuesday, 9/4/07              |
| • Staff Day (3:30 p.m. close) | Friday, 10/5/07              |
| • Columbus Day                | Monday, 10/8/07              |
| • Parent Conference Day       | Friday, 11/2/07              |
| • Veterans Day                | Monday, 11/12/07             |
| • Thanksgiving                | Thurs. – Fri., 11/22-23/07   |
| • Staff Day (3:30 p.m. close) | Friday, 12/7/07              |
| • Christmas                   | Mon. – Tues., 12/24-25/07    |
| • New Year's Day              | Mon. – Tues., 12/31 – 1/1/08 |
| • Staff Day (3:30 p.m. close) | Friday, 1/4/08               |
| • Martin Luther King Day      | Monday, 1/21/08              |
| • Staff Day (3:30 p.m. close) | Friday, 2/1/08               |
| • Lincoln Day                 | Monday, 2/11/08              |
| • President's Day             | Monday, 2/18/08              |
| • Teacher Training Day        | To be Announced              |
| • Good Friday                 | Friday, 3/21/08              |
| • Staff Day (3:30 p.m. close) | Friday, 4/11/08              |
| • Parent Conference Day       | Friday, 5/2/08               |
| • Memorial Day                | Monday, 5/26/08              |
| • Staff Day (3:30 p.m. close) | Friday, 6/6/08               |

## **Extended Programs**

Summer Program - summer is a time of relaxed learning and lots of fun. Themes are created to engage the child's interest. This eight week session will keep your child in the habit and routine of school, but will provide a light break from the regular curriculum. The continuity will be great for him/her and it still allows for one month of family vacation. If desired, we are able to offer all students a one month tuition credit for either of the summer months. In order to hold your child's spot for the fall you must financially commit to one of the summer months. If you choose to keep your child out for the entire summer, your child will be placed at the top of the waiting list for the fall.

Elective Subjects – each year various elective subjects are offered. A child may attend these classes only after enrolling with the authorization of the parents. If the parent wishes to enroll the child, the application form and appropriate fees are to be submitted to the office.

Field Trips – During the course of the year we will be taking a limited amount of field trips to enrich learning experiences. Generally, only children 4 years and older go on field trips and all trips will be well chaperoned by parents and teachers. All field trips will be announced in advance and all children must have signed permission slips on file before participating. Parent drivers are asked to provide proof of insurance.

## **Special Events**

Fundraiser – the school has a yearly fundraiser. All proceeds go to the Orange County Montessori Foundation, which is a non profit organization that was founded and directed by parent and teachers of the school. The money raised is used to provide scholarships to the school for families in need.

Parent Conferences – parent conferences are scheduled twice annually, in the fall and again in the spring. Written evaluations will be issued in the winter and the last day of school. Special meetings may be scheduled at times that are mutually convenient for the parent and teacher.

Holidays – holidays are celebrated in each classroom according to the discretion of the teachers. A few of our favorite holidays will be celebrated school wide. We appreciate parent help and support for these events.

**Birthdays** – Children may celebrate their birthday at school as long as the teacher is notified in advance. We ask that the low sugar policy be followed as much as possible during this time. Birthdays at school are not intended to be the child's primary celebration. Please do not bring balloons or other favors on the day. Birthday invitations for children's birthday parties will not be passed out at school unless all children in the class are included. This policy is intended to keep any child from feeling left out. You may use the School Directory to acquire names and addresses of the children you wish to invite.

## **Nutrition**

The school observes a "low sugar" (sugar listed as a fifth ingredient or lower) policy in the interest of the children's health and behavior. Please make sure that enough food is included in your child's lunch to provide a healthy balance of the food groups. The children who do not sign up for hot lunch must bring their own lunches to school. Standard size lunch pails should be used unless there is an all-day field trip, in which case the children should bring their lunches in a labeled, disposable lunch bag including a disposable fruit drink or water. We suggest that the children participate in the preparation of their lunches as an extension to their cooking and nutrition lessons at school.

Although proper nutrition is an important part of our day, we will not force a child to eat. We will encourage them to take bits and monitor their consumption; however, we will not take recess away or punish a child for not finishing their lunch. Any uneaten food will be sent home to help parents determine appropriate amounts for their children.

Food which requires refrigeration or heating may be brought in a large mouth thermos found in most supermarkets or drugstores. The school does not have the capability of heating individual lunches. If an unacceptable item (i.e. high sugar) is mistakenly included in your child's lunch, it will not be thrown away, but put in a labeled lunch bag to be taken home.

As part of the children's Practical Life Activities, the school will have a monthly snack host sign up calendar. This will allow the children to experience the full process of creating a meal: shopping, preparing and serving. Each month parents will sign up to bring the snack on a specific day. Teachers will provide suggestions that meet our school's nutrition guidelines. Your child will help prepare and serve the snack that day. Children experience great joy and pride in the process. A snack will always be served whether we have a snack host or not. Please plan on serving 24 children.

## **Illnesses and Medication**

An ill child will not be allowed to enter the classroom. If a child becomes ill at school, the parent will be contacted to arrange for the child's care. The child may be kept in the sick room until the parent arrives. This child must be picked up by the parent or authorized person within 30 minutes of notification.

Children may not attend school if they have:

- Had a fever over 100 degrees in the last 24 hours
- Had diarrhea or have been vomiting within the last 24 hours
- A persistent cough and/or nasal drainage that is anything other than clear
- An infectious or communicable disease without a doctor's release

Children who are taking prescription medication must have a written authorization from their doctor detailing the exact dosage to be given. Non prescription drugs will not be administered at the school. The medication must be presented to the school in the original container and it must state the child's name and dosage required. The prescription must be current. The parent must give the school written authorization to dispense any medication to the child. All medication must be handed to the director or administrator by the parent or legal guardian. It is dangerous to send any type of medication to school in a child's lunch pail. Any medication sent to school without following the proper procedures will be returned home and not administered to the child.

## **Emergency Care**

In the case of illness, accident or injury to a child, the parent will be notified and instruction for the course of action will be obtained from the school or designated hospital.

In the event that a child is involved in a minor mishap at school, the teacher will complete an Ouch Report. This form is used to report accidents such as playground injuries (bumps, scrapes, bruises). The report is our means of informing parents of an out of the ordinary incident involving their child that may have occurred during the school day. If a laceration or a head injury occurs the parent is notified immediately by phone, and a recommendation will be made whether the student should receive medical attention.

## **Release Authorization**

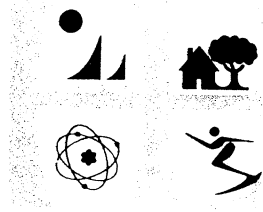
When you arrive at school please sign your child in with your personal ID code and escort them to class. If you do not have an ID code, please see the administrator in the front office. At the sign-in counter, please be sure to look for parent notices and reminders posted on the board.

Children will not be released to any person other than a parent, legal guardian or someone duly authorized in writing by the parent or guardian. At the time of enrollment, parents are asked to list those people authorized to pick up their children. If it becomes necessary to have someone not on your list to pick up a child, a written release must be provided by the parent. This person must be able to identify themselves with pictured ID. It is against the law for the school to prohibit a parent from picking up their child unless the school is provided with documentation stating otherwise. Please contact the office in these circumstances.



## Schedule of Daily Events

6:30 – 7:30	Morning Daycare (Indoors)
7:30 – 9:00	<b>Outside Playtime</b>
9:00 – 9:15	Potty-time and Wash-up
9:15 – 9:30	Circle Time and Class Commencement
9:30 – 10:00	Snack Time and Clean-up
10:00 – 11:15	Montessori Work and Creative Thinking
11:15 – 11:30	Potty-time and Wash-up
11:30 – 12:00	Lunch and Clean-up
12:00 – 12:30	<b>Outside Playtime</b>
12:30 – 2:30	Naptime
2:30 – 3:00	Snack Time and Clean-up
3:00 – 5:00	<b>Outside Playtime</b>
5:00 – 6:30	Evening Daycare and Activities (Indoors)



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

Phone 536-5271  
Fax 374-1540

October 15, 2007

Tom Pham  
My First Montessori Preschool, Inc.  
8846 El Presidente Avenue  
Fountain Valley, CA 92708

**SUBJECT: CONDITIONAL USE PERMIT NO. 2007-033 (19118 Brookhurst Street)  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Pham,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

Please be advised that pending the status on your application, it should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the Planning Commission's determination of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1547 or at [agonzales@surfcity-hb.org](mailto:agonzales@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

  
Andrew Gonzales  
Assistant Planner

Enclosures: Planning Department requirements dated October 15, 2007  
Police Department requirements dated October 11, 2007  
Public Works Department requirements dated October 8, 2007

G:\Gonzales\CUP\CUP 07-033 (19118 Brookhurst Street) Montesorri Preschool\Code Requirements Cover Letter (My First Montessori Preschool).doc

ATTACHMENT NO. 4.1

Building & Safety Department requirements dated September 26, 2007  
Fire Department requirements dated September 25, 2007

Cc: Daniel Lee, Building and Safety Department – 714-536-5679  
Lee Caldwell, Fire Department – 714-536-5531  
Jim Wagner, Public Works – 714-536-5467  
Jan Thomas, Police Department – 949-348-8186  
Herb Fauland, Principal Planner  
Jason Kelley, Planning Department  
Project File



## CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 15, 2007  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PLAN REVIEWER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** (714) 536-1547/ AGONZALES@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 11, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should your request be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

---

#### CONDITIONAL USE PERMIT NO. 2007-033:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Elevations shall depict approved colors and building materials.
  - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
  - d. Play equipment shall not exceed six feet in height, except as approved by the Planning Commission at a noticed public hearing.
  - e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.

ATTACHMENT NO. 4.3

2. Prior to submittal for building permits, the following shall be completed:
  - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. Prior to issuance of building permits, the following shall be completed:
  - a. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.
4. The structure cannot be occupied until the following has been completed:
  - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
  - b. All existing signs which do not conform with Planned Sign Program No. 92-003 and Chapter 233 - Signs of the Huntington Beach Zoning & Subdivision Ordinance shall be removed or modified to conform.
  - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
  - d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
5. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Conditional Use Permit No. 07-033 shall not become effective until the ten calendar day appeal period from the Planning Commission approval of the entitlements has elapsed.
8. Conditional Use Permit No. 07-033 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 07-033 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.

10. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
11. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
12. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
13. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission



## CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION RECOMMENDATIONS

**DATE:** OCTOBER 11, 2007

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033

**PROJECT LOCATION:** 19118 BROOKHURST STREET (SOUTHEAST CORNER OF BROOKHURST STREET AND GARFIELD AVENUE)

**PROJECT PLANNER:** ANDREW GONZALES

**PLAN REVIEWER:** JAN THOMAS, HUNTINGTON BEACH POLICE DEPARTMENT

**TELEPHONE/E-MAIL:** (949) 348-8186 JCKTHOMAS@COX.NET

**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROX. 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING UNIT (MY FIRST MONTESSORI PRESCHOOL, INC.)

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The following is a list of recommendations deemed applicable to the proposed project based on plans received and dated September 11, 2007. The comments are based on the discipline Crime Prevention Through Environmental Design (CPTED), which identifies aspects of the development that could benefit through application of crime prevention concepts. Comments are categorized under "Recommendations to enhance the quality of the project" or "Suggested conditions." Comments are intended to assist the applicant by identifying areas that would benefit the users of the property as well as the Huntington Beach Police Department through implementation of the following suggestions. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### **Suggested conditions:**

Concern: Play area is shown to be on the south and east sides of the building. The play area will abut the adjacent residential neighborhood. Noise levels could cause conflict between users. Residents may be negatively impacted by the noise.

Recommend: Play area be placed exclusively on the north side of the building (at the front). The front entrance door to the facility could be beside the play area, on the north side of the building as well, using a separate entrance next to the gated play area. The play area in the front brings the noise away from the surrounding neighborhood and brings the play area to a more visible part of the property.

Concern: Every classroom should have two exits.

Recommend: Add another exit door to the classroom shown on the northwest of the development. It shows one exit (unless there is an exit to the exterior of the building – not clear on plan).

Concern: Front door leads directly into the parking drive aisle.

Recommend: Entrance should have a fence in front in case a child runs out ahead of the parent, thus lessening the chance that a child will run into the parking area/drive aisle.

ATTACHMENT NO. 4.6



## HUNTINGTON BEACH PUBLIC WORKS DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 8, 2007  
**PROJECT NAME:** MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CUP 07-033  
**PLNG APPLICATION NO:** 2007-0201  
**DATE OF PLANS:** SEPTEMBER 11, 2007  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PROJECT PLANNER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** 714-374-1547 / [AGONZALES@SURFCITY-HB.ORG](mailto:AGONZALES@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*  
**TELEPHONE/E-MAIL:** 714-536-5467 / [JWAGNER@SURFCITY-HB.ORG](mailto:JWAGNER@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQUARE FOOT DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer.

#### THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT:

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. The plans shall comply with Public Works plan preparation guidelines (MC 17.05/ZSO 230.84)
2. The relocated trash bin enclosure area shall be designed to divert roof and pavement drainage around the area, and screened or walled to prevent off-site transport of trash. The trash bin enclosure area shall be covered or roofed. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
3. A Grading Permit shall be issued by Public Works. (MC 17.05)



**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:**

1. All new utilities shall be undergrounded. (MC 17.64)
2. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council Resolutions 2007-58 and 2007-59. (ZSO 240.06/ZSO 250.16)



**CITY OF HUNTINGTON BEACH  
BUILDING AND SAFETY DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** SEPTEMBER 26, 2007  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PROJECT PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER  
**PLAN REVIEWER:** DANIEL LEE, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 536-5679 / DALEE@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 11, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

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**GENERAL:**

1. Plans submitted after January 2008 shall comply with the 2006 IBC as amended by the State of California.
2. A Certificate of Occupancy application is required for this project.
3. Project to comply with the 2001 CBC, 2001 CMC, 2001 CPC, 2004 CEC, 2005 CA Energy Code and the HBMC.
4. Fire sprinkler will be required when the total area exceeds 5000 SF.
5. Plans must be prepared and stamped and wet signed by a California licensed Architect and /or Engineer.
6. All new areas must meet the Energy Standards of the State of California Building Code 2005 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.

7. Electrical permit and inspections will be required for electrical work and generator or temporary power pole installations.
8. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review. All unpermitted work must conform to the new code adopted by the City of Huntington Beach.
9. The grading plan shall be reviewed and approved by the architect for all site accessibilities. A statement, by the architect, shall be put on the grading plans stating that the plans have been reviewed and approved for all site accessibilities.
10. Commercial buildings shall provide adequate areas for collection and loading of recyclable materials. Show the location on the Site Plan and check with Public Works, Planning, and Fire Departments for their specific requirements.

#### **INFORMATION ON PLANS:**

11. Provide Building Code Analysis on the plans (Title Sheet) to show compliance with California Building Code ©, 2001 edition for:
  - a. Determine the OCCUPANCY CLASSIFICATION: Compute the floor area and occupant load of the buildings. Determine the occupancy group for each use. See Chapter 3.
  - b. Determine the ALLOWABLE FLOOR AREA: See Chapter 5.
  - c. Determine the TYPE OF CONSTRUCTION: See Chapter 6.
  - d. Conform with the type of construction requirements in chapter 6.
  - e. Conform with the exiting requirements in chapter 10.
12. Clearly show distance to all interior property lines and centerline of streets.
13. Show clear distance to other buildings on the same property and overhangs.
14. Note on the Plans:
  - a. *"Interior improvement designers must refer to original plans to comply with original assumptions of the building shell."*
  - b. *"This project must comply with Huntington Beach Security Ordinance Code."*

#### **TENANT IMPROVEMENT:**

15. This facility needs to provide a bathroom facility meeting the Disabled Access Standards of the State Building Code ©, 2001 edition. See Table 1115B-1, column 'K'.
16. Provide a fully dimensioned floor plan showing the size and use of all rooms or areas within the space being improved, modified, altered or converted to a different use/occupancy class (CBC Sec. 106.3.1 & 106.3.3).
17. Provide complete interior partition wall details. Include the gauge, ICBO approval numbers (for metal frame partitions), and all top and bottom attachment details.

18. Show occupancy group classification of the building *for each area*. Indicate occupant loads using occupant load factors of the CBC Table 10-A.
19. Means of Egress:
  - a. Provide an occupant load analysis on the plans and provide an exit plan.
  - b. Exits must have a minimum separation of one half the maximum overall diagonal of the building or area served measured in a straight line between exits [1004.2.4].
  - c. Provide exit signs readily visible to clearly indicate the direction of egress travel. Exit signs shall be properly illuminated [1003.2.8.2, 1003.2.8.4].
20. Exit Access [1004.2.1]: Where access to more than one exit is required from a space under consideration, such space may access one required exit through an adjoining or intervening room, which in turn provides direct access to an exit or to a corridor that provides direct access to an exit. All other required access to exits shall be directly from the space under consideration to an exit or to a corridor that provides direct access to an exit.
21. Provide tactile exit signage per 1003.2.8.6.1. Locate the appropriate signs on the plans.

#### **ACCESSIBILITY STANDARDS:**

22. When the total construction cost of alterations, structural repairs, or additions over the last three years (including the proposed work) does not exceed a valuation threshold of \$113,586 based on the construction index, access path of travel improvements and sanitary facilities, etc. shall be provided to the extent that the cost of providing access is at least 20% of the total cost of construction cost. (CBC Section 1134B.2.1, Exception 1)
23. If project does not meet the General Exemption provisions of (CBC Section 1134B.2.1), plans and details shall show full compliance with all applicable accessibility provisions of the CBC Chapter 11B.
24. All areas of newly designed or newly constructed buildings and facilities shall be made accessible to persons with disabilities as required. California Building Code © T24 Sec. 1101B.1.
25. All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provision of Division 1, New Buildings. The access requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed under California Building Code © Section 1134B.1 & .2
26. Show on the plans access for the disabled is provided and meets current code. Provide a complete disabled access plan and list all required items and status of meeting current compliance standards.

#### **STRUCTURAL (GENERAL):**

27. Structural calculations shall be prepared to comply with the California Building Code ©, 2001 edition.
28. Calculations must include the following special loads:

- a. Roof or floor mounted equipment weighing 400 pounds or more must be shown on the structural framing plans and must be included in the structural analysis and provide a design for anchorage to the building frame.

#### **PRESCHOOL:**

29. Exiting (Chapter 10). Provide an occupant load analysis on the plans and provide an exit plan to show all exit used for exiting. You should use "nurseries for children" with occupant load factor of 35 SF and two exits required with 7 or more [table 10-A].
- 30.
31. Panic type hardware is required. See section 1007.3.10
32. Provide for this project's playground an access gate for the police, fire equipment, and ambulances. See Education Code section 32020 and California Building Code - 2001© section 1007.3.11.
33. Provide floor level exit signs required by 1007.3.12.
34. Provide a one-hour occupancy separation wall between the classrooms and the laundry room and the kitchen room.
35. No Class I, II, III-A liquids shall be placed or stored or used, except for operation and maintenance of the facility as set forth in the Fire Code. See section 305.8.
36. Per 305.3, the building shall front directly on a public street or an exit discharge not less than 20 feet in width. At least one required exit shall be located on the public street or on the exit discharge.

#### **FEES:**

37. For budgeting purposes, the attached chart may be used to estimate the cost of construction fees based on the project valuation. The cost of construction permits required for other departments and trades are not included. Applicability of these project specific fees will be determined by the appropriate agencies upon review of the project.

Note that the fees calculated are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees will be determined when an application is submitted.

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## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** APRIL 25, 2008  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CUP NO. 07-033  
**PROJECT LOCATION:** 19118 BROOKHURST, HUNTINGTON BEACH, CA  
**PLANNER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1547/ agonzales@surfcity-hb.org  
**PLAN REVIEWER-FIRE:** LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST  
**TELEPHONE/E-MAIL:** (714) 536-5531/ lcaldwell@surfcity-hb.org  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT. (Review of April 2008 Conceptual Revisions)

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 21, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

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#### **BASIC FACILITY DESIGN REVIEW.**

- a. **Arrival/Departure Parking Area.** The approach/departure lanes to the drop-off/pick-up area would need to be a minimum of 26' in width. (See item "A") (See attached PDF sheets for some possible configurations). The design of the drop-off/pick-up lane is an acceptable concept. Note: Parking will not be allowed within the designated 26 foot wide fire lane. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- b. **Student Drop-Off/Pick-up Receiving or Waiting Area.** The area to the front of the facility should be designed as an "area of safe refuge", which protects the arriving/departing students and parents from vehicles should a driver lose control. This area should offer substantial ballistic protection from vehicles, such as concrete planters or concrete-filled pipe bollards (minimum 6" diameter). Note: Bollards should be spaced at a close enough interval to prevent cars from driving between the bollards. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- c. **Playground Area of Safe Refuge.** The playground area to the east side of the building would most likely be used as an area of safe refuge in the event of an emergency or facility evacuation. A faculty-secured exit gate should be provided to exit this area without

needing to re-enter the building. The gate should prevent unauthorized egress by unsupervised young students, but be readily openable by the faculty. Knox access from the outside shall be provided. (See item "L") (See attached PDF sheet) **NOTE:** April 2008 proposed revisions meet this requirement. **(FD)**

**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

- a. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (72,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. **(FD)**
- a. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. **(FD)**
- b. **Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. **(FD)**
- c. **Fire Alarm System** is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. **(FD)**
- d. **Automatic Fire Sprinklers** are required. Automatic fire sprinkler system required for buildings over 5000 square feet. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes.

Fire sprinkler coverage needs to be extended to include the new overhang covered areas.

Modification, additions, or deletions to an existing automatic fire sprinkler system or fire alarm system shall require that separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with City Specification # 420 - Automatic Fire Sprinkler Systems in the plan notes. (FD)

- e. **Fire Department Connections (FDC)** to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)
- f. **Commercial Fire Sprinkler Systems Supply** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. (FD)
- g. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. (FD)



- h. **Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)
- i. **Trash Dumpsters** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- j. **Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)
- k. **Fire Sprinkler System Controls** access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)
- l. **Secondary Emergency Access Gates** serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX® Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- m. **Gates and Barriers** shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- n. **Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½")

brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

- o. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.  
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. And conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. (FD)

- p. **Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. (FD)
- q. **Exit Signs and Exit Path Markings** will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. (FD)

- r. **Egress Illumination/Emergency Exit Lighting** with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)
- s. **Decorative Materials** shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. (FD)
- t. **Interior Wall and Ceiling Finishes.** Interior wall and ceiling finishes shall be in accordance with the Building Code. N.F.P.A. Life Safety Code section 15.7.4.3, a nationally recognized standard of good practice, requires that **a maximum of 20% of a wall may be used for artwork and teaching materials that are not "fire retardant/treated in educational occupancies. In sprinklered buildings, 50% of the wall may be utilized.** To reduce the chance of rapid fire spread, decorations must be maintained a minimum of four (4) feet from any corner of an adjoining wall and a minimum of four (4) feet from any exit. (FD)
- u. **Drapes and Interior Fabrics.** Please provide proof to the Huntington Beach Fire Department that the fabric of all drapes are certified as flame retardant. **If the fabric is not flame retardant, then they shall not be utilized in the occupancy at any time, for any purpose.**

If the fabrics are not fire retardant, and you desire to use the fabrics for decorative purposes, then they shall be treated with a flame retardant finish application approved by the California State Fire Marshal's Office. Once treated, a copy of each "Registered Flame Retardant" certificate shall be submitted to the Huntington Beach Fire Department prior to using the material for future use. For further information about fire retardant application, go to the Office of the California State Fire Marshal website: "<http://osfm.fire.ca.gov/flameretardant.html>".

It is your responsibility to ensure that all decorative materials, used in the occupancy, are certified "Registered Flame Retardant" by the California State Fire Marshal's office prior to approving their use in the occupancy. Otherwise, the materials are to be removed immediately.

**Excerpt from the Office of the State Fire Marshal:** "In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals. That authority has expanded over the years to include other decorative materials such as artificial plants, Christmas trees, and trade show display equipment.

Other SFM laws and regulations address the fire retardant qualities of fabrics for children's sleep-ware and sheets and pillowcases used in health care facilities. Many countries such as France, England and Germany have adopted programs similar to the Office of the State Fire Marshal's program".

- v. ***Tents, Canopies and Membrane Structures*** shall be installed, spaced, placed, grouped, and fabricated in compliance with City Specification # 432 – *Standards for Tents, Canopies and Temporary Membrane Structures*. Fire Department Permits may be required for special events. For Fire Department approval, reference and demonstrate compliance with City Specification # 432 – *Standards for Tents, Canopies and Temporary Membrane Structures* on the plans. (FD)
- w. ***Awning Materials*** shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant.
- x. ***Food Preparation Fire Protection System*** may be required for this project, depending on the scope of the on-site cooking. Plans (three sets) shall be submitted to the Building Department as separate plans for permits and Fire Department approval. Reference compliance with *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. (FD)
- y. ***Cold Storage Rooms or Walk-In Freezers*** shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. (FD)
- z. ***Building Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4" w/ ½" brushstroke) affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

**PRIOR TO CONVERSION, THE FOLLOWING SHALL BE REQUIRED:**

- a. ***Primary Contact Information***. Provide the Fire Department with the responsible party or association name, address, and contact numbers for the group that will oversee the school and maintenance of the building and related facility components. (FD)

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. **Fire/Emergency Access and Site Safety** shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

**OTHER:**

- a. **Discovery of soil contamination or underground pipelines, etc.**, must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. **Outside City Consultants.** The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648

Or through the City's website at [www.surfcity-hb.org](http://www.surfcity-hb.org)

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\2007 CUP's\Brookhurst 19118 PA# CUP# 07-033 My First Montessori Preschool - Review of revisions 4-25-08 LC.doc

ATTACHMENT NO. 4.20



## **FIRE & LIFE SAFETY IN SCHOOLS**

**TO:** Administrators of Public & Private Schools

**FROM:** Huntington Beach Fire Department - Bureau of Fire Prevention

**SUBJECT:** COMMON FIRE SAFETY ISSUES WITHIN PUBLIC / PRIVATE SCHOOLS

**PURPOSE:** To promote and maintain excellence in fire prevention, recognition of fire hazards and promotion of fire safety practices in all Huntington Beach schools in the event of a fire or other emergency. This proactive approach is accomplished through recognizing and eliminating hazards by maintaining existing built-in fire protection features, thus preventing hazards that hinder egress from buildings, thus providing optimal fire protection and increasing overall fire safety.

**AUTHORITY:** The California Fire Marshal's Office prescribes minimum requirements for public and private schools for the purpose of establishing minimum standards for the protection of life and property against fire, explosion or panic. California Code of Regulations (CCR) Title 19, California Building Code (CBC) and California Fire Code (CFC) mandate these requirements. Although most local ordinances, rules or regulations are not applicable to public schools, the State Fire Marshal's office requires that the local Fire Chief and his authorized representatives shall enforce the rules and regulations contained herein. **CCR Title 19 § 1.02 Purpose; 1.03 Scope; 1.09 Fire and Life Safety References and Resources; 1.12 Enforcement Agency**

**NOTE:** Codes and section information are noted throughout this bulletin. If you have specific questions relating to technical provisions of this code, please contact the Huntington Beach Fire Department by calling (714) 536-5411 to request assistance from the Fire Prevention Division. The fire department is glad to provide you with additional information and answer your questions.

### **COMMON FIRE CODE VIOLATIONS IN SCHOOLS**

#### **1. EXITING**

**EXIT SIGNS REQUIRED** - The path of exit travel, to and within exits, in schools must be identified by exit signs conforming to the requirements of the California Building Code. Exit signs must be readily visible from any direction of approach. Exit signs must be located as necessary to clearly indicate the direction of exit travel. No point shall be more than 100 feet from the nearest visible sign.

**EXIT SIGN ILLUMINATION** - Exit signs must be lit at all times, or they may be of an approved self-luminous type.

## **OBSTRUCTION OF EXITS, AISLES, RAMPS, CORRIDORS and PASSAGEWAYS:**

- a) Do not place or permit the installation or placement of any object, in any manner, which would block or obstruct the required width of any exit.
- b) Do not place or permit the installation or placement of any combustible material or equipment in immediately adjacent to any exit.
- c) School exit corridors are required for emergency exiting purposes and require a reduced fire load compared to the rest of the building. Although schools present special problems with the desire to display children's work, there have been displays made by teachers and students, which violate the flammability code requirements for decorative materials. Decorative materials must be flame retardant or meet the code requirements below in #3. Corridors are not to be used as workstations. Therefore, **obstructions such as chairs and tables will not be permitted in corridors.** (See Decorative Materials below)

**PANIC HARDWARE AND EXIT DOORS** - Exit doors may not be locked, bolted, fastened or otherwise obstructed, which would keep them from being opened from the inside without the use of special knowledge or effort. Panic hardware is required exiting room with occupancy loads >49 persons.

## **2. ASSEMBLY ROOMS & BUILDINGS**

**POSTING OF ROOM CAPACITY** – All rooms having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, must have the capacity of the room posted in a conspicuous place on an approved sign near the main exit from the room. Sign shall be maintained legible by the school or the their authorized agent and shall indicate the number of occupants permitted for each room use.

## **3. DECORATIVE MATERIALS**

**CCR Title 19 § 3.08 / California Fire Code 1103.3.3 – Use of Combustible Decorative Materials** – Combustible decorative materials used in Group A; Group H; and M wholesale and retail stores; Group E; Group I; and public areas of Group R, Division 1 Occupancies shall be flame resistant.

All decorative materials including curtains, drapes, hangings, Christmas trees, and any other combustible decorative materials must be flame retardant, and no such material may block or conceal any exit door, exit lights, fire alarm, hose cabinet or fire extinguisher. This also includes cardboard, canvas, plastic partitions or walls sometimes used for haunted houses or similar events. All of the above, and similar fire retardant materials must have a sewn in or affixed label or documentation.

**The N.F.P.A. Life Safety Code § 15.7.4.3**, a nationally recognized standard of good practice, requires that a **maximum of 20% of a wall area may be used for artwork and teaching materials that are not "fire retardant/treated in existing educational occupancies."** In buildings protected by automatic fire sprinkler systems, a maximum 50% applies. To reduce the chance of rapid fire spread, decorations must be a minimum of four (4) feet from any corner of an adjoining wall and a minimum of four (4) feet from any exit. If the decoration on the wall exceeds 20% of the wall area, "fire retardant/treated" material shall be used exclusively.

All materials, that would tend to increase the fire and panic hazard shall be made from a noncombustible material, or be treated and maintained in a flame retardant condition by means of a flame retardant solution or process approved by the State Fire Marshal. CCR Title 19. The CFC states that exits, exit lights, fire alarm sending stations, wet standpipe hose cabinets, electrical panels and fire extinguisher locations shall not be concealed, in whole or in part, by any decorative material. **NOTE: No paper is allowed on any exit doors.**

#### 4. FIRE EXTINGUISHERS

**Portable Fire Extinguishers** shall be installed in occupancies and locations as set forth in the fire code and as required by the Fire Chief. Fire extinguishers must be in accordance with applicable codes. The minimum fire rating for general-purpose extinguishers is 2A:10B:C. Applications that are more stringent may apply for hazardous areas including woodshops, auto shops, spray booths, etc. **Travel distance** to any one fire extinguisher must not exceed **75 feet** unless they are located in hazardous locations where the maximum travel distance is **30 feet**.

All extinguishers must be securely installed on the hanger or in a secure bracket, placed in cabinets or wall recesses between 3 and 5 feet high. The hanger or bracket shall be securely and properly anchored to the mounting surface in accordance with the manufacturer's instructions. Extinguishers may not be obstructed or obscured from view. **Exception:** In large rooms, and in certain locations where visual obstruction may not be completely avoided, signs must be provided to indicate the location.

Fire extinguishers must be inspected or serviced **annually** and tagged by a state licensed concern **before** the expiration date on the existing tag.

#### 5. FIRE PROTECTIONS SYSTEMS

**AUTOMATIC FIRE SPRINKLER (AFS) SYSTEMS** must be maintained operable at all times and **maintenance inspections** must be performed at least **quarterly**. AFS systems must be **serviced** at least every **five (5) years** by a **state licensed C-16 Fire Protection Contractor**.

**SCHOOL FIRE ALARM SYSTEM** - Every building used for educational purposes, regardless of occupancy classification, must be provided with an approved fire alarm system. The fire alarm system must be inspected regularly and a log kept showing inspection frequency and maintenance service. A licensed C-10 electrical contractor, certified in fire alarms systems, must certify the system operational at least annually.

#### 6. ELECTRICAL HAZARDS

**GENERAL** - When electrical hazards are identified, measures to abate such conditions must be taken and the conditions must be immediately corrected. Electrical wiring, devices, appliances and other equipment which are modified or damaged and constitute an electrical shock or fire hazard may not be used.

**EXTENSION CORDS** - Extension cords must not be used as a substitute for permanent wiring. Power-strips, with over current protection and **UL** listings, are allowed in lieu of extension cords and may not be used in series (one plugged into another). Suitable protection must be provided to all cords subject to mechanical damage such as using cord bridges.

**ELECTRICAL EQUIPMENT & ACCESS** - A clear and unobstructed means of access with a minimum width of **30 inches** and a minimum height of **72 inches** must be maintained from the operating face of



the switchboard or panel board to an aisle or corridor. In areas where improper storage is an issue, place durable red or yellow paint or tape on the floor to indicate the area is not for storage.

**ELECTRICAL ROOM LABELING** - Doors into electrical control panel rooms must be marked with an easily visible, durable and legible sign stating "**ELECTRICAL ROOM**" or similar approved wording.

## **7. FIRE DRILLS**

All public and private schools, excluding two-year community colleges, must cause the fire alarm signal to be sounded not less than **once every calendar month at the elementary and intermediate levels, and not less than twice yearly at the secondary level, every school year.**

- Fire drills must be conducted in a manner that provides for the execution of procedures set forth in the school emergency plan.
- Fire drills must include a review of the emergency plan and execution of as assigned employee duties.
- When fire drills are conducted, the orderly evacuation of the building receives priority over the speed of evacuation.
- All persons who are subject to the fire drill requirements are required to participate in the drill.
- Fire drills must be conducted at varying times and under varying conditions to simulated conditions that could occur during a fire or other emergency.
- Records of fire drills must be maintained on the premises for review by the Huntington Beach Fire Department. Include the date and time of each drill, the person conducting the drill, and other information relative to the drill. School records must include the time required to evacuate the buildings.
- Post the Fire Department telephone number, 911, in the office or at the main switchboard.
- Assign a responsible person to contact the Fire Department, via 911, upon notification of any fire or activation of the alarm system for any reason other than fire drills.
- Post evacuation plans showing paths of travel and alternate routes to designated dispersal areas in a conspicuous location in each classroom and all assembly areas.
- Upon receipt of fire alarm, teachers must remove their roll call books and call roll when designated evacuation area is reached.

**NOTE:** This bulletin addresses several common hazards in schools. It does not identify all fire and life safety issues. Consult **CCR Title 19 Public Safety** and referenced codes for more information.

**QUESTIONS:** For additional information, please contact the **Huntington Beach Fire Department** at (714) 536-5411 and/or the **California Fire Marshal's Office** in Monrovia at (626) 305-1954.

Thank you for doing your part to keep our schools and community safe. Please disseminate this information with fellow administrators, faculty and staff.

## **#1 PUBLIC SAFETY GOAL: KEEP PEOPLE SAFE!**

BAS/sm

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Revised: 9-11-06

Page 4 of 4

ATTACHMENT NO. 4.24

**ENVIRONMENTAL CHECKLIST FORM  
CITY OF HUNTINGTON BEACH  
PLANNING DEPARTMENT  
ENVIRONMENTAL ASSESSMENT NO. 2007-006**

- 1. PROJECT TITLE:** My First Montessori Preschool
- Concurrent Entitlements:** Conditional Use Permit No. 2007-033
- 2. LEAD AGENCY:** City of Huntington Beach  
2000 Main Street  
Huntington Beach, CA 92648
- Contact:** Andrew Gonzales, Assistant Planner  
**Phone:** (714) 374-1547  
**Email:** agonzales@surfcity-hb.org
- 3. PROJECT LOCATION:** 19118 Brookhurst Street, 92646 (eastside of Brookhurst Street, south of Garfield Avenue)
- 4. PROJECT PROPONENT:** Tom Pham  
8846 El Presidente Avenue  
Fountain Valley, CA 92708  
(714) 274-3966
- 5. GENERAL PLAN DESIGNATION:** CN-F1 (Commercial Neighborhood – 0.35 max. Floor Area Ratio)
- 6. ZONING:** CG (Commercial General)
- 7. PROJECT DESCRIPTION:**

**Site Description**

The project site is generally located on the southeast corner of Brookhurst Street and Garfield Avenue on an approximately 9.1 acre commercially zoned property bound by commercial uses to the north and west, and residential uses to the south and east. The site contains an existing retail shopping center with 103,969 sq. ft. of leasable space and a variety of commercial uses, including an auto retail accessory/service store (Pep Boys), drive-thru restaurant, and retail market. The project proposal is to establish a day care/preschool facility that will occupy the rear portion of an existing 45,400 sq. ft. building, which is shared with Pep Boys and located at the south portion of the site. The day care/preschool will occupy approximately 22,385 sq. ft. of the leasable building space in conjunction

with an approximately 27,500 sq. ft. parking lot that will be converted into an enclosed playground area (Refer to Attachment No. 2 – Site Plan).

### **Parking**

Currently the site contains 532 onsite parking spaces. 75 spaces will be removed in order to redesign the parking lot to accommodate a secure drop off area and playground for students. The secure drop off area will be located adjacent to the building's northerly elevation, and will feature a one-way, single lane, circular driveway. Protective bollards will be located along the perimeter of the loading and walkway areas to guard children and parents from vehicular traffic. Onsite circulation will be redesigned to disconnect vehicular school traffic from traffic associated with the adjoining commercial uses. Pursuant to the Huntington Beach Zoning and Subdivision Ordinance (HBZSO), the proposed day care/preschool use requires 32 onsite parking spaces which are 81 spaces less than the parking requirement for the retail establishment that had previously occupied the space. The required parking for the intended use and proposed site improvements will result in a surplus of 6 onsite parking spaces.

### **Site Improvements**

The proposed playground area will be located to the east of the subject building and enclosed by a combination 6 ft. tall wrought iron/pilaster fence and block wall that will fully protect the playground area from adjoining residential and commercial uses. The east and south property lines which abut residentially zoned properties will contain a 10 ft. landscaping buffer comprised of a three-tier landscaping system of grass and ground cover, shrubs, vines and trees to buffer the adjoining residential uses from activities within the playground area. The façade of the building will be improved with new windows, doors and stucco in addition to a distinctive front entrance that will include masonry cladding along the base of the building's northerly elevation. The proposed playground and classrooms area will be configured away from the service bays of the adjoining auto retail accessory/service store. Primary access to the playground area will be from the school facility on the east side of the building.

### **Hours of Operation**

The day care/preschool facility will have 12 classrooms and operate weekdays between 6:30 AM to 6:30 PM, with varying hours on the weekend for extended care tutoring. The school will offer both full-day and half-day programs. The full-day program begins at 9AM and ends at 3PM. The half-day begins at 9AM and ends at 12:30PM. Extended child care programs are available for children year round. The program is offered from 6:30AM to 9AM and from 3PM to 6:30PM. The facility is anticipated to have a capacity of up to 200 children with approximately 20 onsite staff members. The ages will range from 6 months to 12 years old. Use of the playground will be limited to periodic times during the day which are at 7:30AM to 9AM, 12PM to 12:30PM, and 3PM to 5 PM.

8. **SURROUNDING LAND USES AND SETTING:** Existing land uses that surround the project site are comprised of both residential and commercial uses. To the north and northwest (across Garfield Ave.& Brookhurst St.) of the site are commercial shopping centers within the jurisdiction of Fountain Valley, in addition to various commercial properties to the west (across Garfield Ave.) with a general plan designation of commercial visitor and zoning designation of commercial general. The land uses to the east and south of the site are comprised of single family residences with general plan and zoning designations of residential low density.

9. **OTHER PREVIOUS RELATED ENVIRONMENTAL DOCUMENTATION:** None

**10. OTHER AGENCIES WHOSE APPROVAL IS REQUIRED (AND PERMITS NEEDED)** (i.e. permits, financing approval, or participating agreement):      None

## **ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" or is "Potentially Significant Unless Mitigated," as indicated by the checklist on the following pages.

- |  |   |  |
|--|---|--|
| <input type="checkbox"/> Land Use / Planning       | <input type="checkbox"/> Transportation / Traffic           | <input type="checkbox"/> Public Services             |
| <input type="checkbox"/> Population / Housing      | <input type="checkbox"/> Biological Resources               | <input type="checkbox"/> Utilities / Service Systems |
| <input type="checkbox"/> Geology / Soils           | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Aesthetics                  |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Hazards and Hazardous Materials    | <input type="checkbox"/> Cultural Resources          |
| <input type="checkbox"/> Air Quality               | <input type="checkbox"/> Noise                              | <input type="checkbox"/> Recreation                  |
| <input type="checkbox"/> Agriculture Resources     | <input type="checkbox"/> Mandatory Findings of Significance |  |

## **DETERMINATION**

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared. ☒

I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A **MITIGATED NEGATIVE DECLARATION** will be prepared. ☐

I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required. ☐

I find that the proposed project **MAY** have a "potentially significant impact" or a "potentially significant unless mitigated impact" on the environment, but at least one impact (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, **nothing further is required.** ☐

Signature

*Andrew Gonzales*

Printed Name

ANDREW GONZALES

Date

4-24-08

Title

ASSISTANT PLANNER

## **EVALUATION OF ENVIRONMENTAL IMPACTS:**

1. A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to the project. A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards.
2. All answers must take account of the whole action involved. Answers should address off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
3. "Potentially Significant Impact" is appropriate, if an effect is significant or potentially significant, or if the lead agency lacks information to make a finding of insignificance. If there are one or more "Potentially Significant Impact" entries when the determination is made, preparation of an Environmental Impact Report is warranted.
4. "Potentially Significant Impact Unless Mitigated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVIII, "Earlier Analyses," may be cross-referenced).
5. Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses are discussed in Section XVIII at the end of the checklist.
6. References to information sources for potential impacts (e.g., general plans, zoning ordinances) have been incorporated into the checklist. A source list has been provided in Section XVIII. Other sources used or individuals contacted have been cited in the respective discussions.
7. The following checklist has been formatted after Appendix G of Chapter 3, Title 14, California Code of Regulations, but has been augmented to reflect the City of Huntington Beach's requirements.

(Note: Standard Conditions of Approval - The City imposes standard conditions of approval on projects which are considered to be components of or modifications to the project, some of these standard conditions also result in reducing or minimizing environmental impacts to a level of insignificance. However, because they are considered part of the project, they have not been identified as mitigation measures. For the readers' information, a list of applicable standard code requirements identified in the discussions has been provided as Attachment No. 4.

---

### ***SAMPLE QUESTION:***

<i>ISSUES (and Supporting Information Sources):</i>	<i>Potentially Significant Impact</i>	<i>Potentially Significant Unless Mitigation Incorporated</i>	<i>Less Than Significant Impact</i>	<i>No Impact</i>
<i>Would the proposal result in or expose people to potential impacts involving:</i>				
<i>Landslides? (Sources: 1, 6)</i>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<i>Discussion: The attached source list explains that 1 is the Huntington Beach General Plan and 6 is a topographical map of the area which show that the area is located in a flat area. (Note: This response probably would not require further explanation).</i>				

---

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

**I. LAND USE AND PLANNING.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect? (Sources: #1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

***Discussion:***

The proposed establishment of a day care/preschool will not conflict with any land use plan in the City of Huntington Beach, including the Municipal Code, the Zoning and Subdivision Ordinance and the General Plan. The project proposal is permitted within the CG (Commercial General) base zoning district subject to the approval of a conditional use permit by the Planning Commission. The proposal complies with provisions of the base zoning district and other applicable provisions in the HBZSO including minimum setbacks, landscaping, and on-site parking requirements and maximum building height. The project is consistent with the policies of the General Plan Land Use Element which encourage the incorporation of community-oriented uses such as day care facilities within commercial developments. The project site is not located within the Coastal Zone or an area designated by a Specific Plan. No impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with any applicable habitat conservation plan or natural community conservation plan? (Sources: #1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

***Discussion:***

The project is proposed in an urbanized area on a previously developed site. The project will not conflict with any habitat conservation plan or natural community conservation plan of the City of Huntington Beach, as there are no such plans adopted for the area. No impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Physically divide an established community? (Sources: # 3 & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

***Discussion:***

The proposed project will not disrupt or physically divide an established community. The project involves the establishment of a day care/preschool facility within an existing commercial building and does not consist of the construction of any roads, road widening, rail lines, bridges or other features that would physically divide a community. No impacts would occur.

**II. POPULATION AND HOUSING.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Induce substantial population growth in an area, either directly (e.g., by proposing new homes and businesses) or indirectly (e.g., through extensions of roads or other infrastructure)? (Sources: #1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

***Discussion:***

The project will not be growth inducing through construction or extension of roads or other infrastructure. The proposed use of the site is neighborhood serving commercial and will provide child care services to a local population in a neighborhood which is largely built out. No impacts would occur.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? (Sources: #1, 3, 4, & 5)

☐ ☐ ☐ ☒

**Discussion:**

The project will not displace any existing housing elsewhere as a result of the establishment of the proposed day care/preschool facility. No impacts would occur.

- c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? (Sources: #3, 4, & 5)

☐ ☐ ☐ ☒

**Discussion:**

The proposed project will not displace nor necessitate the construction of replacement housing because the project involves the establishment of a day care/preschool facility within an existing commercial building. No impacts would occur.

### III. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:

- i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? (Sources: #1 & 6)

☐ ☐ ☐ ☒

**Discussion:**

The project site is not located within the Alquist-Priolo Earthquake Fault Zone or any other known earthquake faults. No impacts would occur.

- ii) Strong seismic ground shaking? (Sources: #1 & 6)

☐ ☐ ☒ ☐

**Discussion:**

The site is located in a seismically active region of Southern California. Therefore, the property may be subject to ground shaking in the event of an earthquake in the region. No new structures are proposed for the day care/preschool facility, but interior improvements are necessary to accommodate the new use (i.e., classrooms). All improvements in Huntington Beach are required to comply with the California Building Code (CBC) and standard City codes, policies, and procedures. Conformance with CBC requirements and standard City code requirements will ensure potential impacts from seismic ground shaking are less than significant.



ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- iii) Seismic-related ground failure, including liquefaction?  
(Sources: #1, 6, & 13)

☐ ☐ ☒ ☐

**Discussion:**

The subject site is located in an area of potential liquefaction according to the State Seismic Hazard Zones Map. The structural risks from seismic-related ground failure, including liquefaction, will be less than significant because the existing building was constructed in compliance with the standards set forth in the CBC, and any construction will comply with current standards. The impacts are less than significant.

- iv) Landslides? (Sources: #1)

☐ ☐ ☐ ☒

**Discussion:**

Site stability, including impacts from landslides, should not be a concern because the project site and the surrounding areas are relatively flat. The building is built on a level pad. No impacts are anticipated.

- b) Result in substantial soil erosion, loss of topsoil, or changes in topography or unstable soil conditions from excavation, grading, or fill? (Sources: #1 & 6)

☐ ☐ ☒ ☐

**Discussion:**

The proposed project on the subject site could result in some alterations to the existing topography due to the displacement of soil associated with the construction of a proposed playground area. However, because the subject is relatively flat, less than significant impacts would occur.

- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? (Sources: #1 & 6)

☐ ☐ ☐ ☒

**Discussion:**

The subject site is located in an area of high to medium liquefaction potential according to page V-EH-15 of the City's General Plan Environmental Hazards Element and the State Seismic Hazard Zones Map. This potential impact shall be addressed through compliance with standard code requirements. However, in the event of an earthquake in the Huntington Beach area, the site may be subject to ground shaking. The CBC and associated code requirements address lateral spreading and subsidence. No impacts are anticipated.

- d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? (Sources: #1 & 6)

☐ ☐ ☒ ☐

**Discussion:**

Based upon the City's General Plan and Geotechnical Inputs Study, the project site is located within an area of moderate to high clay content according to the Expansive Soil Distribution Map. This is common in the City and impacts can be addressed through compliance with applicable soils, grading and structural foundation requirements, and code ordinances such that any potential expansive soil impacts will be reduced to a level of insignificance. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of wastewater (Sources: #1)

☐ ☐ ☐ ☒

**Discussion:**

The subject site is already connected to the public sewer system. No septic tanks or alternative water disposal systems are necessary as a result of the proposed project.

**IV. HYDROLOGY AND WATER QUALITY.** Would the project:

- a) Violate any water quality standards or waste discharge requirements? (Sources: #1 & 14)

☐ ☐ ☒ ☐

**Discussion:**

Water quality standards and waste discharge requirements will be addressed in the project design and development phase pursuant to a Storm Water Pollution Prevention Plan (SWPPP) and Water Quality Management Plan (WQMP), prepared by a Civil or Environmental Engineer in accordance with the National Pollution Discharge Elimination System (NPDES) regulations and approved by the City of Huntington Beach Department of Public Works. The SWPPP and WQMP will establish Best Management Practices (BMPs) for construction and post-construction operation of the facility, including source, site and treatment controls to be installed and maintained at the site. The WQMP and SWPPP are standard requirements for development in the City of Huntington Beach, and with implementation, will ensure compliance with water quality standards and water discharge requirements. Less than significant impacts would result.

- b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted? (Sources: #1 & 9)

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**Discussion:**

The Water Division of the Public Works Department reviewed the project and did not indicate concerns about any substantial impacts to ground water supplies due to the nature of the proposed use. Additionally, the subject site is not located near any active ground water wells; therefore, no significant impacts are anticipated. Although the project may contribute to cumulative water usage in the city, it is considered insignificant since the estimated water demand for the proposed project can be accommodated by the City's water service capacity and does not represent a significant increase in demand.

- c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on or off-site?

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**Discussion:**

See discussion under Section IV(e).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount or surface runoff in a manner which would result in flooding on or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> See discussion under Section IV(e).				
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff? (Sources: #4 & 14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion (c-e):</b> There are no streams or rivers on the project site and surrounding area. The proposed project will provide additional landscaping with the creation of the playground area, which will introduce additional water pervious materials to the site. The runoff resulting from the proposed day care/preschool use will be directed into the existing drainage system for the property. Based on the operational characteristics of the day care/preschool facility and the proposed site improvements, the proposed project will not exceed the capacity of existing or planned storm water drainage system or introduce additional sources of polluted runoff. Therefore, the site will result in a decreased volume of drainage and polluted runoff with the replacement of a portion of the site's parking lot area into a landscaped playground. Less than significant impacts are anticipated.				
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Discussion:</b> See discussion under Section IV(a).				
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion under Section IV(i).				
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Discussion:</b> See discussion under Section IV(i).				

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam? (Sources: #4 & 7)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion (g – i):**

The project site is located within Flood Insurance Rate Map (FIRM) Zone X, which is not subject to Federal Flood Development requirements and is outside the 100-year flood hazard area. No impacts are anticipated.

- j) Inundation by seiche, tsunami, or mudflow? (Sources: #1 & 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

According to the General Plan Environmental Hazards Element, the project site is not subject to inundation by seiche, tsunami or mudflow and therefore no adverse impacts would occur.

- k) Potentially impact stormwater runoff from construction activities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Sections IV(a) and IV(e).

- l) Potentially impact stormwater runoff from post-construction activities?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Sections IV(a) and IV(e).

- m) Result in a potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas? (Sources #1, 5, & 9)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

The proposed project will not include any of the activities described above and therefore will not have any impacts.

- n) Result in the potential for discharge of stormwater to affect the beneficial uses of the receiving waters?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Sections IV(a) and IV(e).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- o) Create or contribute significant increases in the flow velocity or volume of stormwater runoff to cause environmental harm?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section IV(e).

- p) Create or contribute significant increases in erosion of the project site or surrounding areas?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section III(b).

**V. AIR QUALITY.** The city has identified the significance criteria established by the applicable air quality management district as appropriate to make the following determinations. Would the project:

- a) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section V(e).

- b) Expose sensitive receptors to substantial pollutant concentrations?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section V(e).

- c) Create objectionable odors affecting a substantial number of people?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section V(e).

- d) Conflict with or obstruct implementation of the applicable air quality plan?

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

See discussion under Section V(e).

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)? (Sources: #8 & 9)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Discussion (a-e):**

Demolition and construction activities may result in a short-term increase in dust and demolition equipment emissions. With implementation of standard code requirements, short-term air pollution impacts from construction and demolition will be less than significant. As needed, these code requirements may include but are not limited to: frequent watering of the site to prevent dust, street sweeping as necessary, use of low sulfur fuel, and discontinuing demolition or construction on days where there is a second stage smog alert. No long-term impacts to air quality are expected because the project involves minimal construction and demolition activities associated with establishing a day care/preschool facility on a developed site. Dust control is addressed through the regulations of the Air Quality Management District (AQMD). Less than significant impacts are anticipated.

**VI. TRANSPORTATION/TRAFFIC.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (e.g., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections? (Sources: #1, 4, 9, 10, & 15) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The proposed day care/preschool facility is located at the intersection of Brookhurst Street, a major arterial, and Garfield Avenue, a primary arterial, with a level of service "A" during peak morning traffic (7AM to 9AM) and a level of service "B" during peak evening traffic (4PM to 6PM). A traffic impact analysis report prepared by "Linscott, Law, & Greenspan, Engineers" dated received on March 12, 2008, concludes that the project will not have a potential to result in significant adverse traffic impacts. The traffic impact analysis evaluates the potential traffic impacts of the proposed project at the intersection of Brookhurst Street and Garfield Avenue as well as six existing driveways. Traffic impact is based on the additional traffic generated by the replacement of a former retail use with the proposed day care/preschool facility. According to the traffic study, the shopping center currently generates 3,415 daily trips with 82 trips (50 inbound, 32 outbound) generated in the AM peak hour and 298 trips (143 inbound, 155 outbound) generated in the PM peak hour. Separately, the proposed day care/preschool facility is expected to generate 896 daily trips with 160 trips (84 inbound, 76 outbound) generated in the AM peak hour and 164 trips (78 inbound, 86 outbound) generated during the PM peak hour. The traffic analysis identifies that although there will be more trips generated during AM and PM peak hour with the proposed project, the additional peak hour trips generated by the project does not significantly increase the intersection capacity utilization (ICU) such that the level of service (LOS) at any potentially impacted driveway/intersection does not change. Trip generation estimates were calculated for the existing shopping center, the existing shopping center at full occupancy with the subject tenant space as a retail use, and the existing shopping center at full occupancy with the proposed day care/preschool use. Trip generation estimates indicate that the existing fully occupied shopping center in conjunction with the day care/preschool use will result in 4,461 net daily trips, which are 75 trips less than the average daily trips calculated for the shopping center at full occupancy with the subject space being retail. Based on the trip generation and intersection/driveway capacity analyses of the shopping center with versus without the proposed day care/preschool, the intended use will not significantly impact the studied thoroughfares or driveways despite the conclusion there will be a net increase in AM and PM peak hour traffic. As a result, no further traffic analyses are necessary and no traffic improvements are recommended. Accordingly, less than significant traffic impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Unless Mitigation Incorporated				Less Than Significant Impact	No Impact
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated		

- b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways? (Sources: 1, 4, 9, 10, & 15)
- ☐ ☐ ☒ ☐

**Discussion:**

The project traffic impact analysis evaluates potential individual and cumulative impacts of the proposed project and supports the conclusion that less than significant levels of service impacts are expected. See Section VI(a) for additional discussion.

- c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks? (Sources: #11)
- ☐ ☐ ☐ ☒

**Discussion:**

Although the City is located within the Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos, the project site is not located within 2 miles of any known public or private airstrip. The proposed project does not propose any structures with heights that would interfere with existing airspace or flight patterns. No impact would occur.

- d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses? (Sources: #4)
- ☐ ☐ ☒ ☐

**Discussion:**

The proposed project will reconfigure a portion of the parking lot at an existing shopping center in order to accommodate a drop off area and an enclosed playground. The project will not substantially change the existing parking lot, but will redesign a portion of the parking lot adjacent to the day care/preschool facility. The changes will be made to provide a safe drop off area for patrons, and isolate vehicle and pedestrian traffic from adjoining commercial uses. The drop off area will consist of a one-way, single lane circular driveway with a passenger side drop off area. Said area will have bollards along the perimeter to protect students from vehicular traffic. In addition, bollards will be installed along the sidewalk adjoining the playground area for parents to park and walk their children to the entrance of the facility. No alterations of existing roadways or intersections are proposed or necessary. Therefore, less than significant impacts are anticipated to occur.

- e) Result in inadequate emergency access? (Sources: #1, 3, & 4)
- ☐ ☐ ☒ ☐

**Discussion:**

The proposed site plan has been reviewed by the Departments of Fire and Public Works for conformance with City requirements for emergency access. The project's proposed circular driveway and onsite circulation has been found to be consistent with City standards for emergency access and circulation. Therefore, less than significant impacts are anticipated to occur.

ISSUES (and Supporting Information Sources):	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

- f) Result in inadequate parking capacity? (Sources: #2 & 4) ☐ ☐ ☒ ☐

**Discussion:**

Currently the site contains 532 onsite parking spaces, of which 113 parking spaces were required by previous retail uses occupying the subject building based on the parking requirements in Chapter 231 of the HBZSO. 75 spaces are proposed to be removed in order to reconfigure the parking lot to accommodate a secure drop off area and playground for students, which results in a total of 457 remaining parking spaces on the site. Although 75 parking spaces are proposed to be removed, the day care/preschool use requires 32 parking spaces pursuant to the provisions of the HBZSO, which are 81 fewer spaces than the number of parking spaces required for a retail use to occupy the tenant space. The total number of parking spaces required for the shopping center and the proposed day care/preschool is 451 spaces resulting in a surplus of six parking spaces on the subject site. Given that the site will be able to accommodate the required parking for the proposed use and result in a surplus of parking spaces for the overall site, the day care/preschool use and proposed site improvements will not result in an inadequate parking capacity. Furthermore, the parking spaces proposed to be removed are located in an isolated portion of the parking lot adjacent to and primarily within close proximity of the intended use. Removal of the parking spaces will not adversely impact parking availability of the adjoining auto retail accessory/service store in addition to the other tenants in the shopping center because ample parking will remain adjacent to these uses. Accordingly, less than significant impacts are anticipated to occur.

- g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)? (Sources: 1 & 4) ☐ ☐ ☐ ☒

**Discussion:**

The project will provide bicycle racks onsite, in accordance with the requirements of the HBZSO Section 231.20 – *Bicycle Parking*. No impacts are anticipated.

**VII. BIOLOGICAL RESOURCES.** Would the project:

- a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? (Sources: #1 & 9) ☐ ☐ ☐ ☒

**Discussion:**

The project site is presently developed and located in a commercial area of the city. It does not support any unique or endangered species and is not shown in the General Plan as a generalized habitat area; therefore, no impacts to any habitat or wildlife area are anticipated.

- b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service? (Sources: #1 & 9) ☐ ☐ ☐ ☒

**Discussion:**

The project does not contain any riparian habitat or sensitive natural community identified in local or regional plans,



ISSUES (and Supporting Information Sources):	Potentially Significant Unless Mitigation Incorporated				Less Than Significant Impact	No Impact
	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated	Potentially Significant Unless Mitigation Incorporated		

policies, regulations, or by the California Department of Fish and Game or US Fish and Wildlife Service. The project will not result in any loss to endangered or sensitive animal or bird species and does not conflict with any habitat conservation plans.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project does not contain any wetlands; therefore, no impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors or impede the use of native wildlife nursery sites? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project area is surrounded by similar commercial development. The site does not support any fish or wildlife and should not interfere with the movement of any fish or wildlife species nor impede the use of native wildlife nursery sites. No impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? (Sources: #1, 2, & 3) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The site is currently developed as a commercial shopping center with a variety of established commercial uses and does not contain any rare or unique plant species. The site contains mature trees. Landscaping associated with the proposed project may introduce new plant species to the site; however, plant materials are expected to be common landscaping species and will be contained within the project boundaries. No impacts are anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

As discussed above, the site is currently developed as a commercial shopping center with a of variety of established commercial uses. It does not support any unique or endangered plant or animal species and is not shown in any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan; therefore, no impacts to any habitat or wildlife area are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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**VIII. MINERAL RESOURCES.** Would the project:

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

See discussion under Section VIII(b) below.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan? (Sources: #1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project site is not designated as a known or important mineral resource recovery site in the General Plan or any other land use plan. Therefore, the onsite improvements will not result in the loss of a known mineral resource. No impacts would occur.

**IX. HAZARDS AND HAZARDOUS MATERIALS.**

Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? (Sources: #1, 4, & 5) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The proposed day care/preschool facility use will not involve the transport, use or disposal of hazardous materials. The facility will not provide on-site fuel dispensing, underground or outdoor storage of hazardous materials. No impacts regarding the disposal of hazardous materials are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? (Sources #1, 4, & 12) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

Any potential onsite soil contamination must comply with the City's standard development requirements including submittal of soil sample data to show compliance with the *City of Huntington Beach Soil Cleanup Standard* (Specification No. 431-92), and submittal of a plan showing all abandoned oil wells within 100 feet of the property. Any asbestos or lead paint in the structure to be removed will be addressed through compliance with AQMD requirements for proper removal of asbestos and through dust control. Less than significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) Emit hazardous emissions or handle hazardous or acutely hazardous material, substances, or waste within one-quarter mile of an existing or proposed school? (Sources: #1, 4, & 5)

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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**Discussion:**

The proposed day care/preschool facility is not intending to operate the site in a way that would not generate hazardous materials. The intended use will be located within a building shared by an auto retail accessory/service store (Pep Boys). The activities conducted within this facility involve the light repair and sale of goods and services for vehicles, including brakes, muffler, tires, oil and lube, and accessory uses. Pursuant to the California Accidental Release Prevention Program and the South Coast Air Quality Management District, the auto oriented use does not contain any materials which are deemed hazardous. In addition, the City of Huntington Beach Fire Department has reviewed the proposal, and concludes that the adjoining auto retail accessory/service store will not subject the day care/preschool facility to hazardous materials, substance, or waste because the use complies with all standard codes, policies, and procedures for the containment of hazardous materials as set forth by the City of Huntington Beach. Less than significant impacts are anticipated.

- d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? (Sources: #1, 4, & 12)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

The location of the proposed day care/preschool facility is not listed on the State's Hazardous Waste and Substance Site List. No impacts would occur.

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area? (Sources: #11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

The City of Huntington Beach is included in the Orange County Airport Environs Land Use Plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area? (Sources: #11)

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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**Discussion:**

The project site is not near any private airstrips. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan? (Sources: #1, 3, & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The proposed project will not impede access to the surrounding area and impair implementation or physically interfere with any adopted emergency response plan or evacuation plan. No impacts would occur.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands? (Sources: #1, 3, & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project is located in an urbanized area and is not near any wild lands. No impacts are anticipated.

**X. NOISE.** Would the project result in:

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies? (Sources: #1, 4, 5, & 6) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

During construction noise levels onsite may increase due to construction equipment and tools used on the subject site such as concrete trucks for the removal of asphalt to create the playground area.

The enclosed playground area, which is located on the east side of the subject building and abutting residential uses, will result in an increase in noise levels due to the recreational activities conducted. These recreational activities will increase volume levels on weekdays during the scheduled periods of 7:30AM to 9AM, 12PM to 12:30PM, and 3PM to 5PM. The proposed playground activities will be conducted during the hours residents are typically away from their residences for work or daytime activities resulting in a smaller number of residents impacted by noise from the playground area. In addition, a proposed 10 foot landscape strip incorporating ground cover, shrubs, vines and trees, in conjunction with an existing 6 to 8 foot high fence will serve as a buffer from neighboring residential uses. Finally, the outdoor school activities will be required to comply with the City's Noise Ordinance (Chapter 8.40 Noise Control), to ensure that noise levels do not exceed acceptable noise standards for residential areas. Accordingly, a less than significant impact is anticipated.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels? (Sources: # 1 & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

No significant additional ground borne vibration is anticipated given the nature of the use and anticipated traffic volume generated by the project which is considered negligible. No significant impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?  
(Sources: 1, 4 & 5)

☐ ☐ ☒ ☐

**Discussion:**

The increased noise levels generated by the intended use will be a result of the recreational activities conducted within the playground area. However, based on the hours of operation in conjunction with the proposed 10 ft. landscaping buffer, increased noise levels will be periodic and will result in less than significant impacts. See discussion under Section X(a).

- d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? (Sources: #1, 4 & 5)

☐ ☐ ☒ ☐

**Discussion:**

The project is anticipated to generate short-term noise impacts during construction. Based on a standard code requirement, which regulates hours of construction, a less than significant impact is anticipated. No other significant noise impacts are expected after construction due to the nature of the project, which is compatible with other commercial uses in the area. See discussion in Section X(a).

- e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? (Sources: #11)

☐ ☐ ☐ ☒

**Discussion:**

The City of Huntington Beach is included in the Orange County Airport Environs land use plan due to the Los Alamitos Armed Forces Reserve Center. However, the site is located such that it would not be impacted by flight activity from the center. No impacts are anticipated.

- f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? (Sources: #11)

☐ ☐ ☐ ☒

**Discussion:**

The development is not within the vicinity of a private airstrip and will not expose people living in the residences to excessive noise levels. No impacts are anticipated.

**XI. PUBLIC SERVICES.** Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- a) Fire protection? (Sources: #1 & 9)

☐ ☐ ☐ ☒

**Discussion:**

The Fire Department reviewed the project and indicated that it is required to comply with several code requirements and specifications. The project site is within the area of five-minute response time from the Bushard Fire Station and can be served by existing facilities. Based on this, no impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Police Protection? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The Police Department reviewed the project and indicated that they have no concerns that need to be mitigated. The project can be adequately served with existing Police resources. No impacts are anticipated.

- |                               |                          |                          |                                     |                          |
|-------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Schools? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-------------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The proposal is to establish a day care/preschool facility at an existing commercial shopping center. The new day care/preschool will present parents and guardians with new options for child care, preschool, and tutoring services for their children and result in an overall increase in child education services provided in the community. Therefore, less than significant impacts are anticipated.

- |                             |                          |                          |                                     |                          |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Parks? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|-----------------------------|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project is not expected to have significant impacts to park facilities based on the location of the site with surrounding commercial uses, nor result in a significant demand on existing park facilities. Based on the operational characteristics of the intended use, the adjoining parks are not anticipated to be significantly utilized by students or employees. Less than significant impacts to parks are anticipated.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Other public facilities or governmental services? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project has been reviewed by the various City Departments responsible for providing and administering public services and facilities, including Public Works, Building and Safety, Fire, Police, and Planning. Less than significant impacts to public services are anticipated.

**XII. UTILITIES AND SERVICE SYSTEMS.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

As indicated under section IV(a), a standard code requirement addresses wastewater quality issues. Less than significant impacts are expected.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project is not expected to result in the construction of new or significant expansion of existing water or wastewater treatment facilities. The project will not require extensions of public services and utilities to the site. All utility connections to the project will be in accordance with all applicable CBC, City ordinances, Public Works standards, and Water Division criteria. The project is subject to standard code requirements, therefore less than significant impacts to the City's utilities or services are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project is not expected to result in the construction of new or significant expansion of existing storm water facilities. The project will not require extensions of public services and utilities to the site. All utility connections to the project will be in accordance with all applicable CBC, City ordinances, Public Works standards, and Water division criteria. The project is subject to standard code requirements, therefore less than significant impacts to the City's utilities or services are anticipated.

- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The proposed project would result in a minimal increase in water usage on the subject site. The project is expected to have less than significant impacts on water supplies.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The proposed project would result in a minimal increase in wastewater on the subject site because of the proposal to provide additional restroom facilities. Therefore, the proposed day care/preschool use is expected to have less than significant impacts on wastewater treatment capacity.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?<br>(Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project is relatively small and is not expected to generate a significant amount of solid waste. The nearest landfill is the Frank R. Bowerman Landfill located in the City of Irvine. The landfill has a remaining capacity in excess of 30 years based on the present solid waste generation rates. The project is not anticipated to noticeably impact the capacity of existing landfills that will serve the use. Less than significant impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| g) Comply with federal, state, and local statutes and regulations related to solid waste? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project will be served by Rainbow Disposal and will be subject to participation in any solid waste reduction programs presently required in the city. Therefore, no impacts are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| h) Include a new or retrofitted storm water treatment control Best Management Practice (BMP), (e.g. water quality treatment basin, constructed treatment wetlands?) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

See discussion under Section IV(a).

**XIII. AESTHETICS.** Would the project:

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Have a substantial adverse effect on a scenic vista? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project is located in an established commercial area and is surrounded by similar developments. It is not located adjacent to a state scenic highway nor is it in an area with any scenic vistas. No impacts are anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? (Sources: #1 & 9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The site is presently developed with a commercial shopping center. It does not contain any scenic resources such as rock outcroppings or historic buildings. No adverse aesthetic impacts are anticipated.



ISSUES (and Supporting Information Sources):	Potentially Significant			
	Potentially Significant Impact	Unless Mitigation Incorporated	Less Than Significant Impact	No Impact

- c) Substantially degrade the existing visual character or quality of the site and its surroundings? (Sources: #1 & 4) ☐ ☐ ☐ ☒

**Discussion:**

The existing building is designed and constructed of similar colors, materials, and scale found in the surrounding development. This includes the same color palette and similar mass and height of the other structures in the project area. The project will remodel the façade of an existing building to compliment the aesthetics of the area. No negative impacts to aesthetics are anticipated with the proposed development.

- d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area? (Sources: #4) ☐ ☐ ☒ ☐

**Discussion:**

The proposed project provides for minor redevelopment of a site that is presently developed. The existing building and parking areas will be redesigned similar to the existing development. Lighting at the project site will be generally consistent with the lighting at the existing shopping center. The project will be subject to standard code requirements that require all lighting to be shielded and directed so as to prevent glare and spillage onto adjacent properties. Proposed façade improvements include new windows, doors and stucco in addition to masonry cladding along the base of the building's northerly elevation. The project is not proposing new materials that would introduce a new source of substantial light or glare that will adversely affect day or nighttime views in the area. Less than significant impacts are anticipated.

**XIV. CULTURAL RESOURCES.** Would the project:

- a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5? (Sources: #1) ☐ ☐ ☐ ☒

**Discussion:**

The subject site is currently developed with a commercial shopping center and does not contain any historic structures and is not located within any of the City's historic districts. No historical resource will be impacted by the construction of the project.

- b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5? (Sources: #1) ☐ ☐ ☐ ☒

**Discussion:**

The subject site is not located in an identified archaeological site; therefore, no impacts are anticipated.

- c) Directly or indirectly destroy a unique paleontological resource or site unique geologic feature? (Sources: #1) ☐ ☐ ☐ ☒

**Discussion:**

The site is presently developed with a commercial shopping center and has been previously graded. It does not contain any unique geologic features. It is not designated as having any paleontological resources. No impacts are anticipated.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| d) Disturb any human remains, including those interred outside of formal cemeteries? (Sources: # 1) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

Based on the discussion under item XIV (b), the project is not expected to result in the disturbance of human remains. No impacts are anticipated.

**XV. RECREATION.** Would the project:

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Would the project increase the use of existing neighborhood, community and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? (Sources: #3 & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

Although teachers/instructors of the proposed use may visit existing park facilities with their students, no significant increase in the use of existing neighborhood, community and regional parks or recreational facilities is anticipated based on the size of the project. Less than significant impacts are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? (Sources: #1, 3, & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

The project will involve the construction of a gated playground area located to the east of the building. The playground area will convert an existing parking lot and provide a recreational area exclusive to the proposed use. Less than significant impacts are anticipated.

- |   |                          |                          |                                     |                          |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|
| c) Affect existing recreational opportunities? (Sources: # 3 & 4) | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
|---|--------------------------|--------------------------|-------------------------------------|--------------------------|

**Discussion:**

Although teachers/instructors of the proposed use may visit existing recreational facilities with their students, no significant increase in the use of these facilities is anticipated based on the small size of the project. Less than significant impacts are anticipated.

**XVI. AGRICULTURE RESOURCES.** In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Dept. of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project:

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
--	--------------------------------------	--	------------------------------------	-----------

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? (Sources: #9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The subject site is currently developed with an existing commercial center and surrounded by commercial uses, and does not contain any farming operations. Development of this project will not result in the conversion of any farmland. No impacts are anticipated.

- |  |                          |                          |                          |                                     |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? (Sources: #9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|--|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The subject site is presently zoned CG (Commercial General) which does not permit agricultural uses. Development of the site will not conflict with agricultural use and zoning as none exist nor are permitted on the site. No impacts are anticipated.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? (Sources: #9) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The site is presently developed as an existing commercial center and is surrounded by commercial uses. Therefore, the development will not result in the loss of any farmland. No impacts are anticipated.

## XVII. MANDATORY FINDINGS OF SIGNIFICANCE.

- |   |                          |                          |                          |                                     |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|
| a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory? (Sources: #1-14) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
|---|--------------------------|--------------------------|--------------------------|-------------------------------------|

**Discussion:**

The project site is currently developed as an existing commercial shopping center. It is not located within any wildlife or biological resource area and therefore will not impact any fish, wildlife, or plant community. The site does not contain any historic resource. Based on discussions in Sections I to XVI above, the project is anticipated to have no impact.

ISSUES (and Supporting Information Sources):	Potentially Significant Impact	Potentially Significant Unless Mitigation Incorporated	Less Than Significant Impact	No Impact
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.) (Sources: #1-14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

***Discussion:***

As discussed above in Sections I to XVI, the project is not anticipated to have any individual and cumulative impacts due to the small scale of the project and implementation of the standard code requirements. Less than significant impacts are anticipated.

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? (Sources: #1-14)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--------------------------	--------------------------	-------------------------------------	--------------------------

***Discussion:***

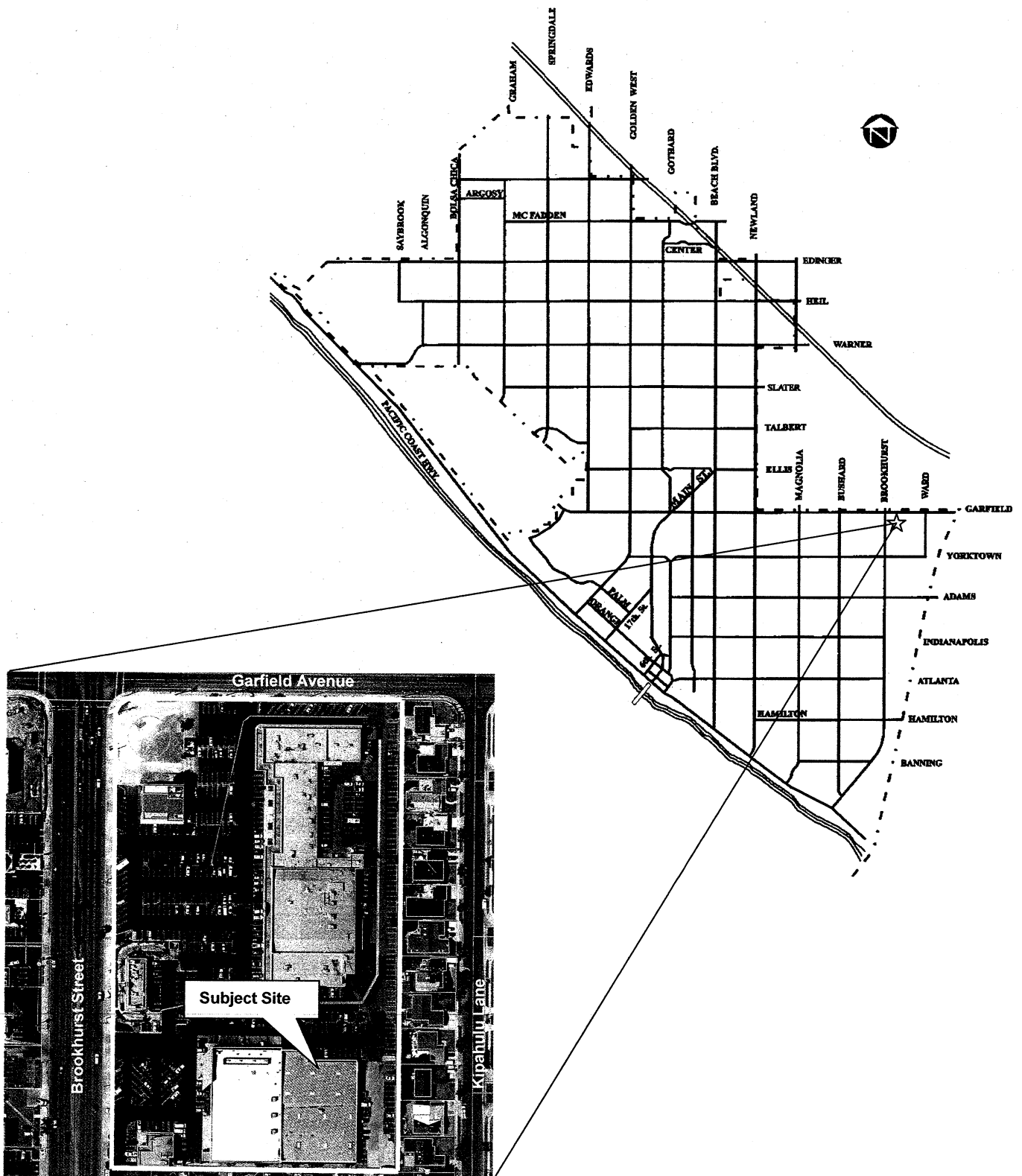
As discussed above in Sections I to XVI, the project as proposed and with implementation of the recommended code requirements will have a less than significant impact on human beings, either directly or indirectly.

## **XVIII. EARLIER ANALYSIS.**

Earlier analyses may be used where, pursuant to tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c)(3)(D).

Earlier Documents Prepared and Utilized in this Analysis:

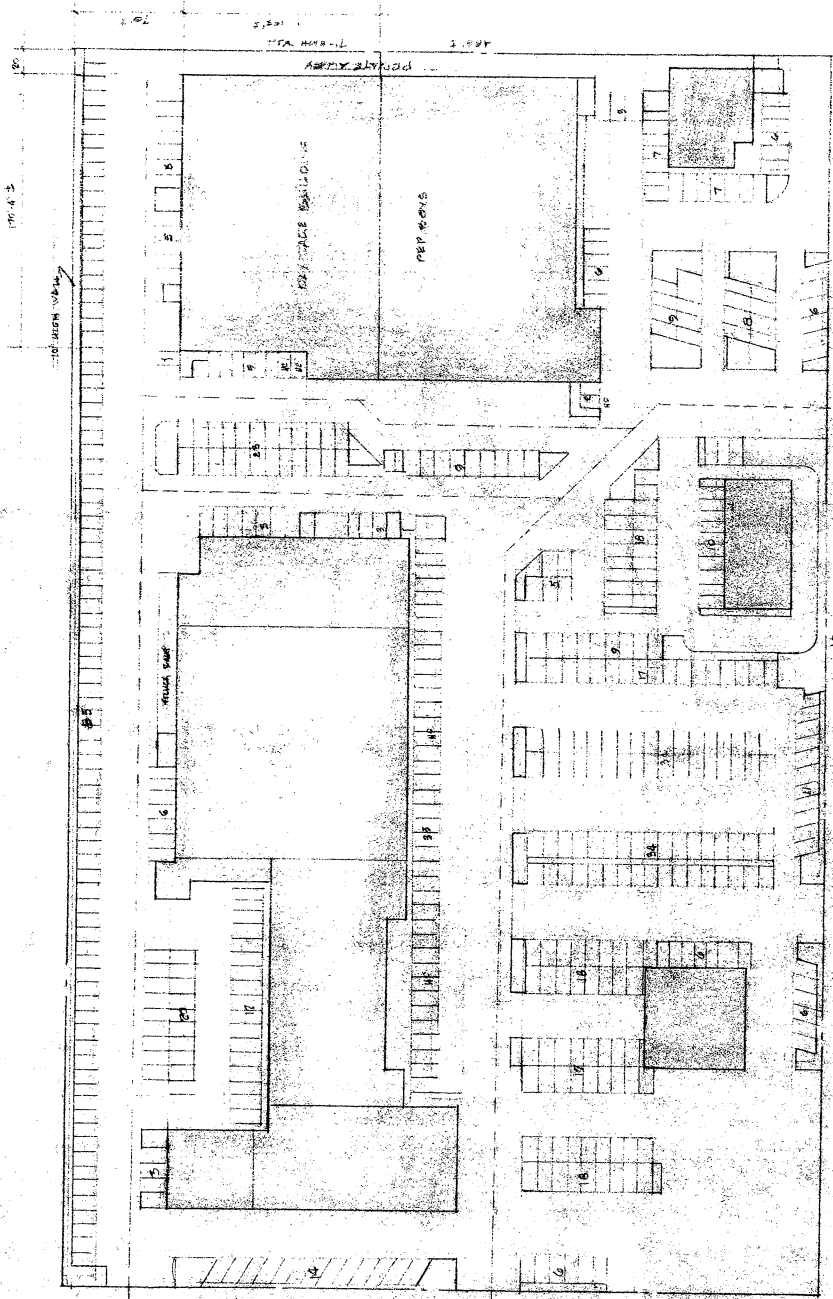
<b><u>Reference #</u></b>	<b><u>Document Title</u></b>	<b><u>Available for Review at:</u></b>
1	City of Huntington Beach General Plan	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3rd Floor 2000 Main St. Huntington Beach
2	City of Huntington Beach Zoning and Subdivision Ordinance	"
3	Project Vicinity Map	See Attachment #1
4	Reduced Site Plan	See Attachment #2
5	Project Narrative	See Attachment #3
6	City of Huntington Beach Geotechnical Inputs Report	City of Huntington Beach Planning Dept., Planning/Zoning Information Counter, 3 <sup>rd</sup> Floor 2000 Main St. Huntington Beach
7	FEMA Flood Insurance Rate Map (February 18, 2004)	"
8	CEQA Air Quality Handbook South Coast Air Quality Management District (1993)	"
9	City of Huntington Beach CEQA Procedure Handbook	"
10	Trip Generation Handbook, 7 <sup>th</sup> Edition, Institute of Traffic Engineers	"
11	Airport Environs Land Use Plan for Joint Forces Training Base Los Alamitos (Oct. 17, 2002)	"
12	Hazardous Waste and Substances Sites List	"
13	State Seismic Hazard Zones Map	"
14	City of Huntington Beach Municipal Code	"



**VICINITY MAP**  
**CONDITIONAL USE PERMIT NO. 07-033**  
**(MONTESSORI PRESCHOOL – 19118 BROOKHURST STREET)**

ARCHITECT  
GORDON F POWERS  
PLANNING & ARCHITECTURE  
6032 pickett avenue, garden grove, california 92845 714-799-2089

AD:ABS TOA PHAN  
OWNER  
JUN 1982  
SITE PLAN  
1982 BROOKHURST  
MOUNTAIN PLAZA



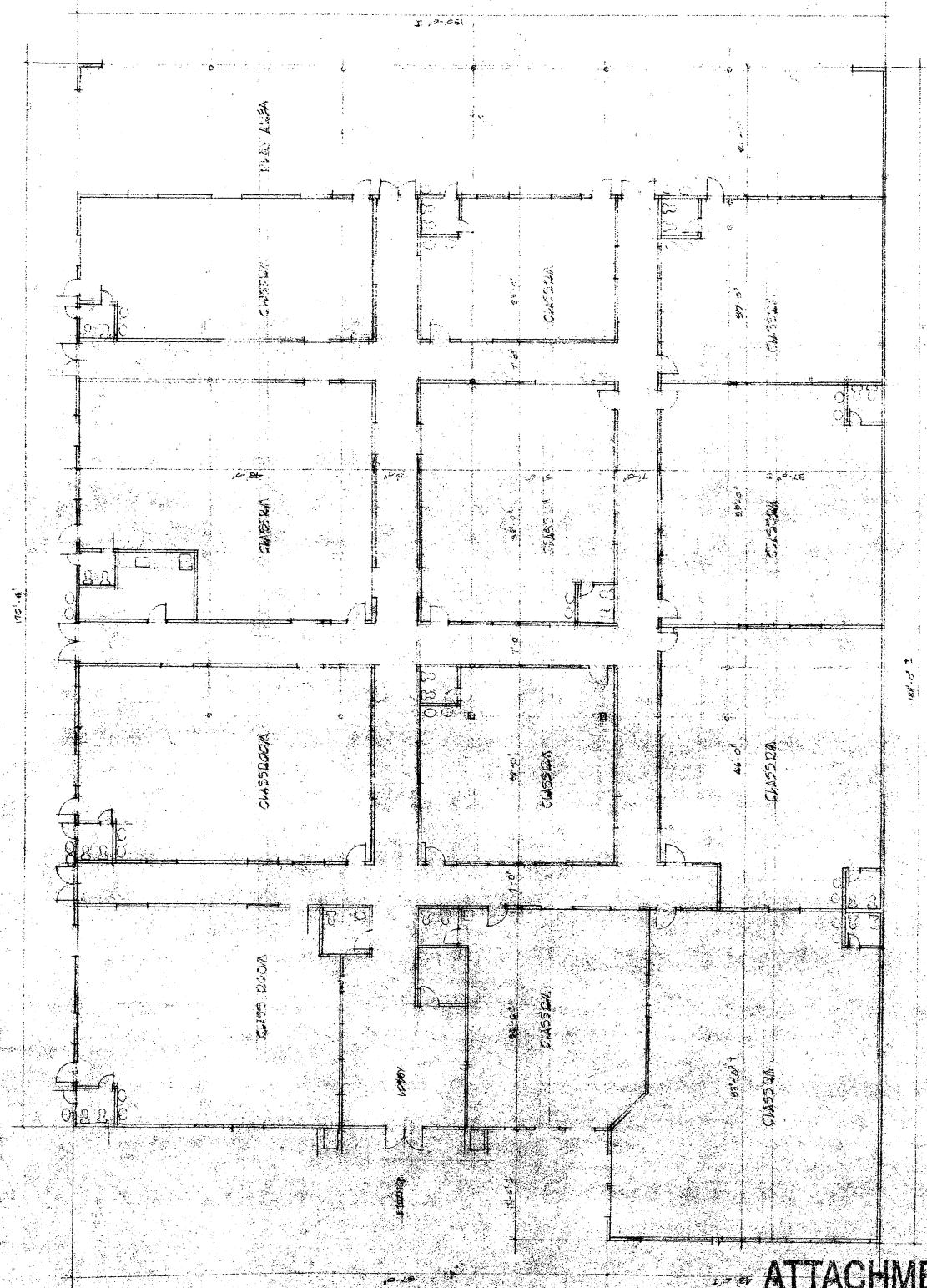
NO. 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000, 1100, 1200, 1300, 1400, 1500, 1600, 1700, 1800, 1900, 2000, 2100, 2200, 2300, 2400, 2500, 2600, 2700, 2800, 2900, 3000, 3100, 3200, 3300, 3400, 3500, 3600, 3700, 3800, 3900, 4000, 4100, 4200, 4300, 4400, 4500, 4600, 4700, 4800, 4900, 5000, 5100, 5200, 5300, 5400, 5500, 5600, 5700, 5800, 5900, 6000, 6100, 6200, 6300, 6400, 6500, 6600, 6700, 6800, 6900, 7000, 7100, 7200, 7300, 7400, 7500, 7600, 7700, 7800, 7900, 8000, 8100, 8200, 8300, 8400, 8500, 8600, 8700, 8800, 8900, 9000, 9100, 9200, 9300, 9400, 9500, 9600, 9700, 9800, 9900, 10000, 10100, 10200, 10300, 10400, 10500, 10600, 10700, 10800, 10900, 11000, 11100, 11200, 11300, 11400, 11500, 11600, 11700, 11800, 11900, 12000, 12100, 12200, 12300, 12400, 12500, 12600, 12700, 12800, 12900, 13000, 13100, 13200, 13300, 13400, 13500, 13600, 13700, 13800, 13900, 14000, 14100, 14200, 14300, 14400, 14500, 14600, 14700, 14800, 14900, 15000, 15100, 15200, 15300, 15400, 15500, 15600, 15700, 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163900, 164000, 164100, 164200, 164300

6032 pickett avenue, garden grove, california 92641 714-798-2069  
 planning • architecture  
**GORDON F POWERS**  
 architect

AD. NOS. 10A PLAN  
 OVERHEAD  
 FLOOR PLAN DAY CASE  
 1918 PROPOSED  
 PLANNING FOR PROJECT

ONE DRAWING

2



PROPOSED 2ND FLOOR

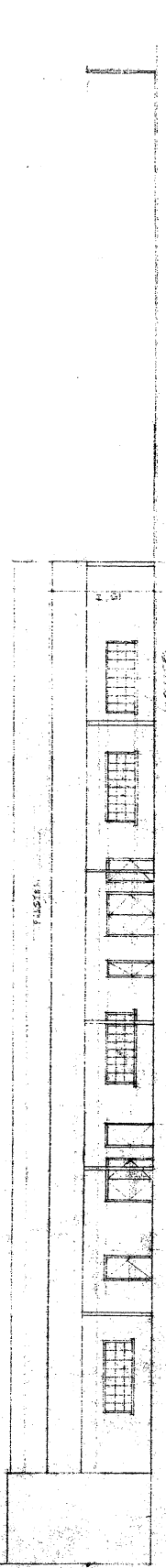
FLOOR PLAN - CLASSROOM



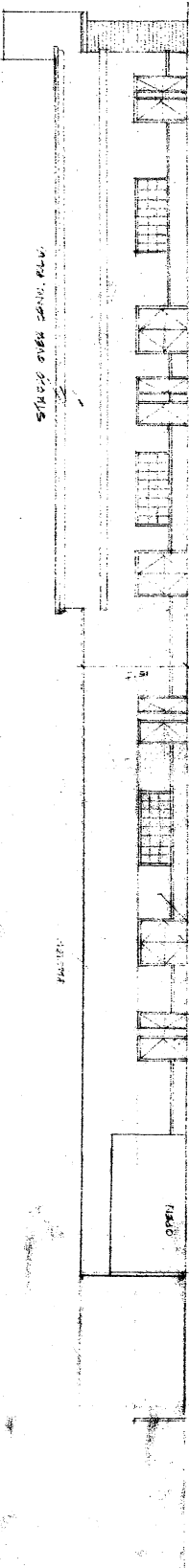


architect  
GORDON F. POWERS  
planning & architecture  
6037 pickett avenue, garden grove, california 92645 714-299-1989

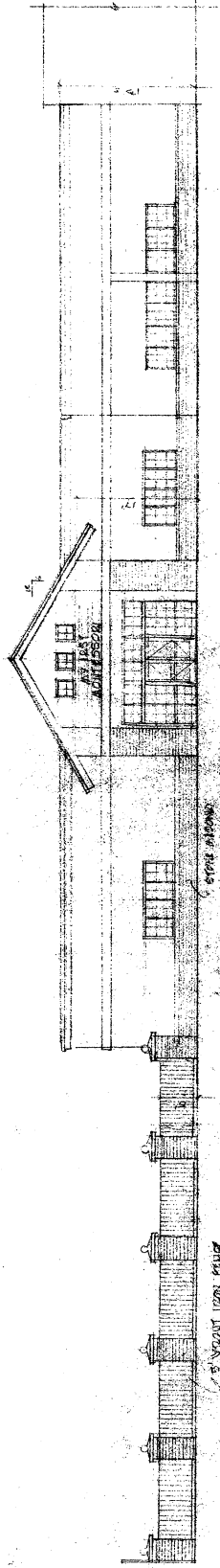
AD-ADS TOA PLAN  
OWNERS  
ELEVATIONS DAY CARE CENTER  
HUNTING BEACH, CA  
VINTAGE ARCHITECTS



SOUTH-BEACH ELEVATION



EAST SIDE ELEVATION

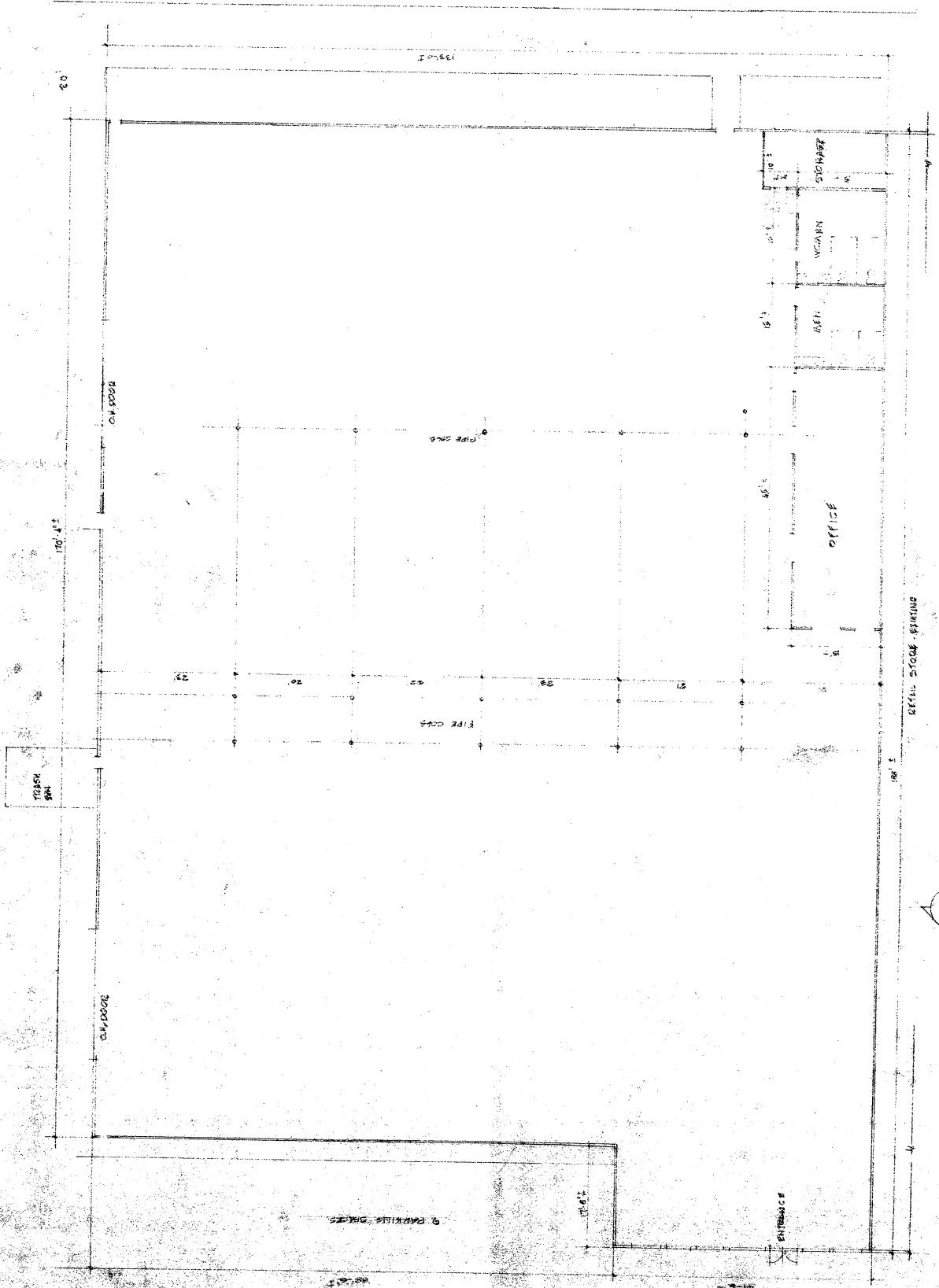


NORTH-BEACH ELEVATION

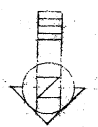
PROPOSED NEW ELEVATIONS

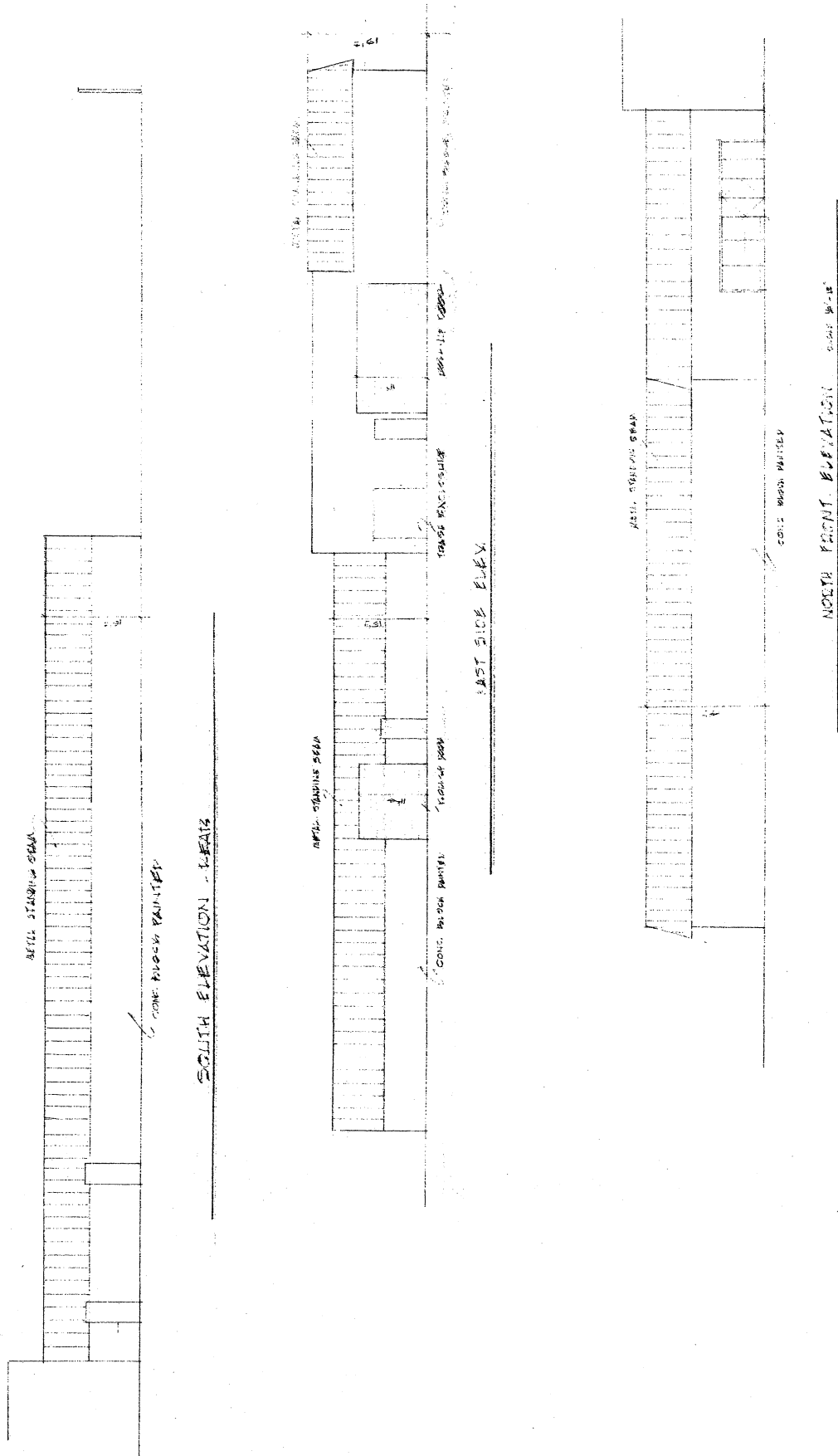
6012 PICKETT AVENUE, GARDEN GROVE, CALIFORNIA 92643-1147  
 GORDON F. POWERS  
 ARCHITECT  
 PLANNING & ARCHITECTURE

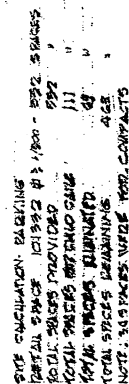
NO. 1 ADDITION PLAN  
 DWG. NO. 1  
 EXISTING BLDG.  
 1000' FLOOR PLAN



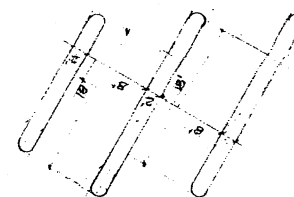
EXISTING BUILDING 1000' FLOOR PLAN







PROPOSED PARTIAL SITE PLAN ... SCALE: 1/4" = 1'-0"  
NO. GRADING 350.0' PARKING SPACES 41 (UNPAVED) LOT.



THEORY OF INDIVIDUALS SHIRAZ

RECEIVED  
APR 26 1964  
U.S. AIR FORCE

ATTACHMENT NO. 5.35

## **Child Care Program Description**

### **Philosophy**

The Montessori philosophy of education is that in order to develop physical, intellectual and spiritual potential to the fullest, the child must have freedom. Children move themselves toward learning. The teacher prepares the environment, directs the activity and offers the child stimulation. It is the child who learns and who is motivated through work itself, not solely by the teacher's direction. Montessori teaches children to observe, to think, to judge. It introduces children to the joy of learning at an early age and provides a framework in which intellectual and social development go hand in hand.

### **Goals and Methods**

The main objective of the school is to provide a carefully planned, stimulating environment which will help children develop within themselves the foundational habits, attitudes, skills and ideas which are essential for a lifetime of creative thinking and learning. All concepts will be presented in a safe, secure, loving and respectful environment. The children will be guided to develop:

- a positive attitude toward school and learning
- a sense of healthy self-esteem
- the basic skills necessary for a lifetime of learning
- an abiding curiosity
- habits of initiative and persistence
- sensory-motor skills in order to sharpen the ability to discriminate and judge
- socially acceptable behavior
- each child's innate, ultimate potential through high self-expectations
- a child's love of learning through a process which is fun and enjoyable to the child.

City of Huntington Beach

OCT 30 2007

ATTACHMENT NO. 5,36

## **Days/hours of Operation**

The school offers both full-day and half-day programs. The full day begins at 9:00 and ends at 3:00. The half day begins at 9:00 and ends at 12:30. Extended child care programs are available for children year round. The program is offered from 6:30 to 9:00 a.m. and from 3:00 to 6:30 p.m. Occasional child care is available for an hourly fee, but should be scheduled in advance to ensure proper teacher/child ratios. The school closes promptly at 6:30 p.m. All children must be picked up by that time. If there is an unforeseen emergency which prevents the parent from arriving by 6:30, the child will be attended to and a fee of \$1.00 per minute per child will be charged. This fee is payable at the time the child is picked up and must be paid directly to the person who assumed responsibility for the child.

## **Admission**

Children 2 to 6 years of age may be considered for admission. In order to be accepted, the child must have adequate attention span and be able to follow directions. In addition, we have an infant/toddler program which will accommodate children from 6 months through 24 months. A personal interview is required of prospective students so that proper placement may be determined. All students are subject to a four week adjustment period. If after this adjustment period the child has not settled in, a conference will be scheduled to determine if the program is meeting the needs of the child. Parents are also required to tour the facility and meet with the Director prior to admission.

The enrollment process includes submitting admission forms with a \$100.00 deposit, which is non-refundable. The enrollment package must be completed before the child's first day.

Prior to admission, it is required that the parents submit a physician's report which covers the child's general health, physical and emotional maturity, special needs, and immunizations. A child may be exempt from immunization requirements when (a) his physician recommends against immunization on medical grounds and a letter is received by the school, or (b) his parents sign a medical release based on religious beliefs. A child may not begin school unless immunization or exemption requirements have been met.

## Holidays

The school will be closed in observance of the following holidays; in addition there will be several Parent Conference and Teacher Training Days which the school will be closed all day and Staff Days when the school will close at 3:30 p.m.

- |                               |                              |
|-------------------------------|------------------------------|
| • Labor Day                   | Tuesday, 9/4/07              |
| • Staff Day (3:30 p.m. close) | Friday, 10/5/07              |
| • Columbus Day                | Monday, 10/8/07              |
| • Parent Conference Day       | Friday, 11/2/07              |
| • Veterans Day                | Monday, 11/12/07             |
| • Thanksgiving                | Thurs. – Fri., 11/22-23/07   |
| • Staff Day (3:30 p.m. close) | Friday, 12/7/07              |
| • Christmas                   | Mon. – Tues., 12/24-25/07    |
| • New Year's Day              | Mon. – Tues., 12/31 – 1/1/08 |
| • Staff Day (3:30 p.m. close) | Friday, 1/4/08               |
| • Martin Luther King Day      | Monday, 1/21/08              |
| • Staff Day (3:30 p.m. close) | Friday, 2/1/08               |
| • Lincoln Day                 | Monday, 2/11/08              |
| • President's Day             | Monday, 2/18/08              |
| • Teacher Training Day        | To be Announced              |
| • Good Friday                 | Friday, 3/21/08              |
| • Staff Day (3:30 p.m. close) | Friday, 4/11/08              |
| • Parent Conference Day       | Friday, 5/2/08               |
| • Memorial Day                | Monday, 5/26/08              |
| • Staff Day (3:30 p.m. close) | Friday, 6/6/08               |

## **Extended Programs**

Summer Program - summer is a time of relaxed learning and lots of fun. Themes are created to engage the child's interest. This eight week session will keep your child in the habit and routine of school, but will provide a light break from the regular curriculum. The continuity will be great for him/her and it still allows for one month of family vacation. If desired, we are able to offer all students a one month tuition credit for either of the summer months. In order to hold your child's spot for the fall you must financially commit to one of the summer months. If you choose to keep your child out for the entire summer, your child will be placed at the top of the waiting list for the fall.

Elective Subjects – each year various elective subjects are offered. A child may attend these classes only after enrolling with the authorization of the parents. If the parent wishes to enroll the child, the application form and appropriate fees are to be submitted to the office.

Field Trips – During the course of the year we will be taking a limited amount of field trips to enrich learning experiences. Generally, only children 4 years and older go on field trips and all trips will be well chaperoned by parents and teachers. All field trips will be announced in advance and all children must have signed permission slips on file before participating. Parent drivers are asked to provide proof of insurance.

## **Special Events**

Fundraiser – the school has a yearly fundraiser. All proceeds go to the Orange County Montessori Foundation, which is a non profit organization that was founded and directed by parent and teachers of the school. The money raised is used to provide scholarships to the school for families in need.

Parent Conferences – parent conferences are scheduled twice annually, in the fall and again in the spring. Written evaluations will be issued in the winter and the last day of school. Special meetings may be scheduled at times that are mutually convenient for the parent and teacher.

Holidays – holidays are celebrated in each classroom according to the discretion of the teachers. A few of our favorite holidays will be celebrated school wide. We appreciate parent help and support for these events.



**Birthdays** – Children may celebrate their birthday at school as long as the teacher is notified in advance. We ask that the low sugar policy be followed as much as possible during this time. Birthdays at school are not intended to be the child's primary celebration. Please do not bring balloons or other favors on the day. Birthday invitations for children's birthday parties will not be passed out at school unless all children in the class are included. This policy is intended to keep any child from feeling left out. You may use the School Directory to acquire names and addresses of the children you wish to invite.

## **Nutrition**

The school observes a "low sugar" (sugar listed as a fifth ingredient or lower) policy in the interest of the children's health and behavior. Please make sure that enough food is included in your child's lunch to provide a healthy balance of the food groups. The children who do not sign up for hot lunch must bring their own lunches to school. Standard size lunch pails should be used unless there is an all-day field trip, in which case the children should bring their lunches in a labeled, disposable lunch bag including a disposable fruit drink or water. We suggest that the children participate in the preparation of their lunches as an extension to their cooking and nutrition lessons at school.

Although proper nutrition is an important part of our day, we will not force a child to eat. We will encourage them to take bites and monitor their consumption; however, we will not take recess away or punish a child for not finishing their lunch. Any uneaten food will be sent home to help parents determine appropriate amounts for their children.

Food which requires refrigeration or heating may be brought in a large mouth thermos found in most supermarkets or drugstores. The school does not have the capability of heating individual lunches. If an unacceptable item (i.e. high sugar) is mistakenly included in your child's lunch, it will not be thrown away, but put in a labeled lunch bag to be taken home.

As part of the children's Practical Life Activities, the school will have a monthly snack host sign up calendar. This will allow the children to experience the full process of creating a meal: shopping, preparing and serving. Each month parents will sign up to bring the snack on a specific day. Teachers will provide suggestions that meet our school's nutrition guidelines. Your child will help prepare and serve the snack that day. Children experience great joy and pride in the process. A snack will always be served whether we have a snack host or not. Please plan on serving 24 children.

## **Illnesses and Medication**

An ill child will not be allowed to enter the classroom. If a child becomes ill at school, the parent will be contacted to arrange for the child's care. The child may be kept in the sick room until the parent arrives. This child must be picked up by the parent or authorized person within 30 minutes of notification.

Children may not attend school if they have:

- Had a fever over 100 degrees in the last 24 hours
- Had diarrhea or have been vomiting within the last 24 hours
- A persistent cough and/or nasal drainage that is anything other than clear
- An infectious or communicable disease without a doctor's release

Children who are taking prescription medication must have a written authorization from their doctor detailing the exact dosage to be given. Non prescription drugs will not be administered at the school. The medication must be presented to the school in the original container and it must state the child's name and dosage required. The prescription must be current. The parent must give the school written authorization to dispense any medication to the child. All medication must be handed to the director or administrator by the parent or legal guardian. It is dangerous to send any type of medication to school in a child's lunch pail. Any medication sent to school without following the proper procedures will be returned home and not administered to the child.

## **Emergency Care**

In the case of illness, accident or injury to a child, the parent will be notified and instruction for the course of action will be obtained from the school or designated hospital.

In the event that a child is involved in a minor mishap at school, the teacher will complete an Ouch Report. This form is used to report accidents such as playground injuries (bumps, scrapes, bruises). The report is our means of informing parents of an out of the ordinary incident involving their child that may have occurred during the school day. If a laceration or a head injury occurs the parent is notified immediately by phone, and a recommendation will be made whether the student should receive medical attention.

## **Release Authorization**

When you arrive at school please sign your child in with your personal ID code and escort them to class. If you do not have an ID code, please see the administrator in the front office. At the sign-in counter, please be sure to look for parent notices and reminders posted on the board.

Children will not be released to any person other than a parent, legal guardian or someone duly authorized in writing by the parent or guardian. At the time of enrollment, parents are asked to list those people authorized to pick up their children. If it becomes necessary to have someone not on your list to pick up a child, a written release must be provided by the parent. This person must be able to identify themselves with pictured ID. It is against the law for the school to prohibit a parent from picking up their child unless the school is provided with documentation stating otherwise. Please contact the office in these circumstances.

## Schedule of Daily Events

6:30 – 7:30	Morning Daycare (Indoors)
7:30 – 9:00	<b>Outside Playtime</b>
9:00 – 9:15	Potty-time and Wash-up
9:15 – 9:30	Circle Time and Class
	Commencement
9:30 – 10:00	Snack Time and Clean-up
10:00 – 11:15	Montessori Work and Creative Thinking
11:15 – 11:30	Potty-time and Wash-up
11:30 – 12:00	Lunch and Clean-up
12:00 – 12:30	<b>Outside Playtime</b>
12:30 – 2:30	Naptime
2:30 – 3:00	Snack Time and Clean-up
3:00 – 5:00	<b>Outside Playtime</b>
5:00 – 6:30	Evening Daycare and Activities (Indoors)



# City of Huntington Beach

2000 MAIN STREET

CALIFORNIA 92648

## DEPARTMENT OF PLANNING

Phone 536-5271  
Fax 374-1540

October 15, 2007

Tom Pham  
My First Montessori Preschool, Inc.  
8846 El Presidente Avenue  
Fountain Valley, CA 92708

**SUBJECT: CONDITIONAL USE PERMIT NO. 2007-033 (19118 Brookhurst Street)  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

Dear Mr. Pham,

In order to assist you with your development proposal, staff has reviewed the project and identified applicable city policies, standard plans, and development and use requirements, excerpted from the City of Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes. This list is intended to help you through the permitting process and various stages of project implementation.

Please be advised that pending the status on your application, it should be noted that this requirement list is in addition to any "conditions of approval" adopted by the Planning Commission. Please note that if the design of your project or site conditions change, the list may also change.

The attached project implementation code requirements may be appealed to the Planning Commission as a matter separate from the associated entitlement(s) within ten calendar days of the Planning Commission's determination of the project pursuant to the Huntington Beach Zoning and Subdivision Ordinance Section 248.24. The appeal fee is \$494.00.

If you would like a clarification of any of these requirements, an explanation of the Huntington Beach Zoning & Subdivision Ordinance and Municipal Codes, or believe some of the items listed do not apply to your project, and/or you would like to discuss them in further detail, please contact me at 714-374-1547 or at [agonzales@surfcity-hb.org](mailto:agonzales@surfcity-hb.org) and/or the respective source department (contact person below).

Sincerely,

  
Andrew Gonzales  
Assistant Planner

Enclosures: Planning Department requirements dated October 15, 2007  
Police Department requirements dated October 11, 2007  
Public Works Department requirements dated October 8, 2007

Building & Safety Department requirements dated September 26, 2007  
Fire Department requirements dated September 25, 2007

Cc: Daniel Lee, Building and Safety Department – 714-536-5679  
Lee Caldwell, Fire Department – 714-536-5531  
Jim Wagner, Public Works – 714-536-5467  
Jan Thomas, Police Department – 949-348-8186  
Herb Fauland, Principal Planner  
Jason Kelley, Planning Department  
Project File



## CITY OF HUNTINGTON BEACH PLANNING DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** OCTOBER 15, 2007  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PLAN REVIEWER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** (714) 536-1547/ AGONZALES@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 11, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. A list of conditions of approval adopted by the Planning Commission in conjunction with the requested entitlement(s), if any, will also be provided should your request be approved. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### CONDITIONAL USE PERMIT NO. 2007-033:

1. The site plan, floor plans, and elevations approved by the Planning Commission shall be the conceptually approved design with the following modifications:
  - a. Elevations shall depict approved colors and building materials.
  - b. Parking lot striping shall comply with Chapter 231 of the Zoning and Subdivision Ordinance and Title 24, California Administrative Code.
  - c. All exterior mechanical equipment shall be screened from view on all sides. Rooftop mechanical equipment shall be setback a minimum of 15 feet from the exterior edges of the building. Equipment to be screened includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork and transformers. Said screening shall be architecturally compatible with the building in terms of materials and colors. If screening is not designed specifically into the building, a rooftop mechanical equipment plan showing proposed screening must be submitted for review and approval with the application for building permit(s).
  - d. Play equipment shall not exceed six feet in height, except as approved by the Planning Commission at a noticed public hearing.
  - e. Bicycle parking facilities shall be provided in accordance with the provisions of HBZSO Section 231.20 – *Bicycle Parking*.

2. Prior to submittal for building permits, the following shall be completed:
  - a. Zoning entitlement conditions of approval, code requirements identified herein and code requirements identified in separately transmitted memorandum from the Departments of Fire and Public Works shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.
3. Prior to issuance of building permits, the following shall be completed:
  - a. A planned sign program for all signage shall be submitted to the Planning Department. Said program shall be approved prior to the first sign request.
4. The structure cannot be occupied until the following has been completed:
  - a. All improvements must be completed in accordance with approved plans, except as provided for by conditions of approval.
  - b. All existing signs which do not conform with Planned Sign Program No. 92-003 and Chapter 233 - Signs of the Huntington Beach Zoning & Subdivision Ordinance shall be removed or modified to conform.
  - c. Compliance with all conditions of approval specified herein shall be verified by the Planning Department.
  - d. A Certificate of Occupancy must be approved by the Planning Department and issued by the Building and Safety Department.
5. The Development Services Departments (Building & Safety, Fire, Planning and Public Works) shall be responsible for ensuring compliance with all applicable code requirements and conditions of approval. The Director of Planning may approve minor amendments to plans and/or conditions of approval as appropriate based on changed circumstances, new information or other relevant factors. Any proposed plan/project revisions shall be called out on the plan sets submitted for building permits. Permits shall not be issued until the Development Services Departments have reviewed and approved the proposed changes for conformance with the intent of the Planning Commission's action. If the proposed changes are of a substantial nature, an amendment to the original entitlement reviewed by the Planning Commission may be required pursuant to the provisions of HBZSO Section 241.18.
6. The applicant and/or applicant's representative shall be responsible for ensuring the accuracy of all plans and information submitted to the City for review and approval.
7. Conditional Use Permit No. 07-033 shall not become effective until the ten calendar day appeal period from the Planning Commission approval of the entitlements has elapsed.
8. Conditional Use Permit No. 07-033 shall become null and void unless exercised within one year of the date of final approval or such extension of time as may be granted by the Director pursuant to a written request submitted to the Planning Department a minimum 30 days prior to the expiration date.
9. The Planning Commission reserves the right to revoke Conditional Use Permit No. 07-033 pursuant to a public hearing for revocation, if any violation of the conditions of approval, Huntington Beach Zoning and Subdivision Ordinance or Municipal Code occurs.



10. The project shall comply with all applicable requirements of the Municipal Code, Building & Safety Department and Fire Department, as well as applicable local, State and Federal Fire Codes, Ordinances, and standards, except as noted herein.
11. Construction shall be limited to Monday – Saturday 7:00 AM to 8:00 PM. Construction shall be prohibited Sundays and Federal holidays.
12. The applicant shall submit a check in the amount of \$50.00 for the posting of the Notice of Exemption at the County of Orange Clerk's Office. The check shall be made out to the County of Orange and submitted to the Planning Department within two (2) days of the Planning Commission's approval of entitlements.
13. All landscaping shall be maintained in a neat and clean manner, and in conformance with the HBZSO. Prior to removing or replacing any landscaped areas, check with the Departments of Planning and Public Works for Code requirements. Substantial changes may require approval by the Planning Commission



## CITY OF HUNTINGTON BEACH POLICE DEPARTMENT

### PROJECT IMPLEMENTATION RECOMMENDATIONS

**DATE:** OCTOBER 11, 2007

**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033

**PROJECT LOCATION:** 19118 BROOKHURST STREET (SOUTHEAST CORNER OF  
BROOKHURST STREET AND GARFIELD AVENUE)

**PROJECT PLANNER:** ANDREW GONZALES

**PLAN REVIEWER:** JAN THOMAS, HUNTINGTON BEACH POLICE DEPARTMENT

**TELEPHONE/E-MAIL:** (949) 348-8186 JCKTHOMAS@COX.NET

**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROX. 22,584 SQ. FT.  
DAY CARE FACILITY WITHIN AN EXISTING UNIT (MY FIRST  
MONTESSORI PRESCHOOL, INC.)

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The following is a list of recommendations deemed applicable to the proposed project based on plans received and dated September 11, 2007. The comments are based on the discipline Crime Prevention Through Environmental Design (CPTED), which identifies aspects of the development that could benefit through application of crime prevention concepts. Comments are categorized under "Recommendations to enhance the quality of the project" or "Suggested conditions." Comments are intended to assist the applicant by identifying areas that would benefit the users of the property as well as the Huntington Beach Police Department through implementation of the following suggestions. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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#### **Suggested conditions:**

Concern: Play area is shown to be on the south and east sides of the building. The play area will abut the adjacent residential neighborhood. Noise levels could cause conflict between users. Residents may be negatively impacted by the noise.

Recommend: Play area be placed exclusively on the north side of the building (at the front). The front entrance door to the facility could be beside the play area, on the north side of the building as well, using a separate entrance next to the gated play area. The play area in the front brings the noise away from the surrounding neighborhood and brings the play area to a more visible part of the property.

Concern: Every classroom should have two exits.

Recommend: Add another exit door to the classroom shown on the northwest of the development. It shows one exit (unless there is an exit to the exterior of the building – not clear on plan).

Concern: Front door leads directly into the parking drive aisle.

Recommend: Entrance should have a fence in front in case a child runs out ahead of the parent, thus lessening the chance that a child will run into the parking area/drive aisle.



**HUNTINGTON BEACH  
PUBLIC WORKS DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** OCTOBER 8, 2007  
**PROJECT NAME:** MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CUP 07-033  
**PLNG APPLICATION NO:** 2007-0201  
**DATE OF PLANS:** SEPTEMBER 11, 2007  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PROJECT PLANNER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** 714-374-1547 / [AGONZALES@SURFCITY-HB.ORG](mailto:AGONZALES@SURFCITY-HB.ORG)  
**PLAN REVIEWER:** JAMES WAGNER, SENIOR CIVIL ENGINEER *JRW*  
**TELEPHONE/E-MAIL:** 714-536-5467 / [JWAGNER@SURFCITY-HB.ORG](mailto:JWAGNER@SURFCITY-HB.ORG)  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQUARE FOOT DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans as stated above. The items below are to meet the City of Huntington Beach's Municipal Code (HBMC), Zoning and Subdivision Ordinance (ZSO), Department of Public Works Standard Plans (Civil, Water and Landscaping) and the American Public Works Association (APWA) Standards Specifications for Public Works Construction (Green Book), the Orange County Drainage Area management Plan (DAMP), and the City Arboricultural and Landscape Standards and Specifications. The list is intended to assist the applicant by identifying requirements which shall be satisfied during the various stages of project permitting, implementation and construction. If you have any questions regarding these requirements, please contact the Plan Reviewer.

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**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO  
ISSUANCE OF A BUILDING PERMIT:**

1. A Precise Grading Plan, prepared by a Licensed Civil Engineer, shall be submitted to the Public Works Department for review and approval. The plans shall comply with Public Works plan preparation guidelines (MC 17.05/ZSO 230.84)
2. The relocated trash bin enclosure area shall be designed to divert roof and pavement drainage around the area, and screened or walled to prevent off-site transport of trash. The trash bin enclosure area shall be covered or roofed. Connection of trash area drains into the storm drain system is prohibited. (DAMP)
3. A Grading Permit shall be issued by Public Works. (MC 17.05)

**THE FOLLOWING DEVELOPMENT REQUIREMENTS SHALL BE COMPLETED PRIOR TO FINAL INSPECTION OR OCCUPANCY:**

1. All new utilities shall be undergrounded. (MC 17.64)
2. All applicable Public Works fees shall be paid at the current rate unless otherwise stated, per the Public Works Fee Schedule adopted by the City Council Resolutions 2007-58 and 2007-59. (ZSO 240.06/ZSO 250.16)

**ATTACHMENT NO. 5.51**



**CITY OF HUNTINGTON BEACH  
BUILDING AND SAFETY DEPARTMENT  
PROJECT IMPLEMENTATION CODE REQUIREMENTS**

**DATE:** SEPTEMBER 26, 2007  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CONDITIONAL USE PERMIT NO. 2007-033  
**PROJECT LOCATION:** 19118 BROOKHURST STREET, HUNTINGTON BEACH  
**PROJECT PLANNER:** ANDREW GONZALES, ASSOCIATE PLANNER  
**PLAN REVIEWER:** DANIEL LEE, PLAN CHECK ENGINEER  
**TELEPHONE/E-MAIL:** (714) 536-5679 / DALEE@SURFCITY-HB.ORG  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT.

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated September 11, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. Electrical, plumbing, and mechanical items are not included in this review. If you have any questions regarding these comments, please contact the plan reviewer. Compliance is required prior to building permit issuance and all applicable items must meet the Huntington Beach Municipal Code (HBMC) and the California Code of Regulations (CCR or Title 24).

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**GENERAL:**

1. Plans submitted after January 2008 shall comply with the 2006 IBC as amended by the State of California.
2. A Certificate of Occupancy application is required for this project.
3. Project to comply with the 2001 CBC, 2001 CMC, 2001 CPC, 2004 CEC, 2005 CA Energy Code and the HBMC.
4. Fire sprinkler will be required when the total area exceeds 5000 SF.
5. Plans must be prepared and stamped and wet signed by a California licensed Architect and /or Engineer.
6. All new areas must meet the Energy Standards of the State of California Building Code 2005 edition. Energy forms must be provided and reproduced on the plans. See California Building Code - 2001© section 310.11 for areas requiring heating.

**ATTACHMENT NO. 5.52**

7. Electrical permit and inspections will be required for electrical work and generator or temporary power pole installations.
8. Provide building permit application and completed drawing(s) for architectural and structural information and required documents for plan review. All unpermitted work must conform to the new code adopted by the City of Huntington Beach.
9. The grading plan shall be reviewed and approved by the architect for all site accessibilities. A statement, by the architect, shall be put on the grading plans stating that the plans have been reviewed and approved for all site accessibilities.
10. Commercial buildings shall provide adequate areas for collection and loading of recyclable materials. Show the location on the Site Plan and check with Public Works, Planning, and Fire Departments for their specific requirements.

#### **INFORMATION ON PLANS:**

11. Provide Building Code Analysis on the plans (Title Sheet) to show compliance with California Building Code ©, 2001 edition for:
  - a. Determine the OCCUPANCY CLASSIFICATION: Compute the floor area and occupant load of the buildings. Determine the occupancy group for each use. See Chapter 3.
  - b. Determine the ALLOWABLE FLOOR AREA: See Chapter 5.
  - c. Determine the TYPE OF CONSTRUCTION: See Chapter 6.
  - d. Conform with the type of construction requirements in chapter 6.
  - e. Conform with the exiting requirements in chapter 10.
12. Clearly show distance to all interior property lines and centerline of streets.
13. Show clear distance to other buildings on the same property and overhangs.
14. Note on the Plans:
  - a. *"Interior improvement designers must refer to original plans to comply with original assumptions of the building shell."*
  - b. *"This project must comply with Huntington Beach Security Ordinance Code."*

#### **TENANT IMPROVEMENT:**

15. This facility needs to provide a bathroom facility meeting the Disabled Access Standards of the State Building Code ©, 2001 edition. See Table 1115B-1, column 'K'.
16. Provide a fully dimensioned floor plan showing the size and use of all rooms or areas within the space being improved, modified, altered or converted to a different use/occupancy class (CBC Sec. 106.3.1 & 106.3.3).
17. Provide complete interior partition wall details. Include the gauge, ICBO approval numbers (for metal frame partitions), and all top and bottom attachment details.

18. Show occupancy group classification of the building *for each area*. Indicate occupant loads using occupant load factors of the CBC Table 10-A.
19. Means of Egress:
  - a. Provide an occupant load analysis on the plans and provide an exit plan.
  - b. Exits must have a minimum separation of one half the maximum overall diagonal of the building or area served measured in a straight line between exits [1004.2.4].
  - c. Provide exit signs readily visible to clearly indicate the direction of egress travel. Exit signs shall be properly illuminated [1003.2.8.2, 1003.2.8.4].
20. Exit Access [1004.2.1]: Where access to more than one exit is required from a space under consideration, such space may access one required exit through an adjoining or intervening room, which in turn provides direct access to an exit or to a corridor that provides direct access to an exit. All other required access to exits shall be directly from the space under consideration to an exit or to a corridor that provides direct access to an exit.
21. Provide tactile exit signage per 1003.2.8.6.1. Locate the appropriate signs on the plans.

#### **ACCESSIBILITY STANDARDS:**

22. When the total construction cost of alterations, structural repairs, or additions over the last three years (including the proposed work) does not exceed a valuation threshold of \$113,586 based on the construction index, access path of travel improvements and sanitary facilities, etc. shall be provided to the extent that the cost of providing access is at least 20% of the total cost of construction cost. (CBC Section 1134B.2.1, Exception 1)
23. If project does not meet the General Exemption provisions of (CBC Section 1134B.2.1), plans and details shall show full compliance with all applicable accessibility provisions of the CBC Chapter 11B.
24. All areas of newly designed or newly constructed buildings and facilities shall be made accessible to persons with disabilities as required. California Building Code © T24 Sec. 1101B.1.
25. All existing buildings and facilities, when alterations, structural repairs or additions are made to such buildings or facilities, shall comply with all provision of Division 1, New Buildings. The access requirements shall apply only to the area of specific alteration, structural repair or addition and shall include those areas listed under California Building Code © Section 1134B.1 & .2
26. Show on the plans access for the disabled is provided and meets current code. Provide a complete disabled access plan and list all required items and status of meeting current compliance standards.

#### **STRUCTURAL (GENERAL):**

27. Structural calculations shall be prepared to comply with the California Building Code ©, 2001 edition.
28. Calculations must include the following special loads:

- a. Roof or floor mounted equipment weighing 400 pounds or more must be shown on the structural framing plans and must be include in the structural analysis and provide a design for anchorage to the building frame.

#### **PRESCHOOL:**

29. Exiting (Chapter 10). Provide an occupant load analysis on the plans and provide an exit plan to show all exit used for exiting. You should use "nurseries for children" with occupant load factor of 35 SF and two exits required with 7 or more [table 10-A].
- 30.
31. Panic type hardware is required. See section 1007.3.10
32. Provide for this project's playground an access gate for the police, fire equipment, and ambulances. See Education Code section 32020 and California Building Code - 2001© section 1007.3.11.
33. Provide floor level exit signs required by 1007.3.12.
34. Provide a one-hour occupancy separation wall between the classrooms and the laundry room and the kitchen room.
35. No Class I, II, III-A liquids shall be placed or stored or used, except for operation and maintenance of the facility as set forth in the Fire Code. See section 305.8.
36. Per 305.3, the building shall front directly on a public street or an exit discharge not less than 20 feet in width. At least one required exit shall be located on the public street or on the exit discharge.

#### **FEES:**

37. For budgeting purposes, the attached chart may be used to estimate the cost of construction fees based on the project valuation. The cost of construction permits required for other departments and trades are not included. Applicability of these project specific fees will be determined by the appropriate agencies upon review of the project.

Note that the fees calculated are an approximation of the actual fees based on the current fee ordinance and may be subject to change without notice. The final fees will be determined when an application is submitted.

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## CITY OF HUNTINGTON BEACH FIRE DEPARTMENT

### PROJECT IMPLEMENTATION CODE REQUIREMENTS

**DATE:** APRIL 25, 2008  
**PROJECT NAME:** MY FIRST MONTESSORI PRESCHOOL  
**ENTITLEMENTS:** CUP NO. 07-033  
**PROJECT LOCATION:** 19118 BROOKHURST, HUNTINGTON BEACH, CA  
**PLANNER:** ANDREW GONZALES, ASSISTANT PLANNER  
**TELEPHONE/E-MAIL:** (714) 374-1547/ agonzales@surfcity-hb.org  
**PLAN REVIEWER-FIRE:** LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST  
**TELEPHONE/E-MAIL:** (714) 536-5531/ lcaldwell@surfcity-hb.org  
**PROJECT DESCRIPTION:** TO PERMIT THE ESTABLISHMENT OF AN APPROXIMATELY 22,584 SQ. FT. DAY CARE FACILITY WITHIN AN EXISTING COMMERCIAL UNIT. (Review of April 2008 Conceptual Revisions)

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The following is a list of code requirements deemed applicable to the proposed project based on plans received and dated November 21, 2007. The list is intended to assist the applicant by identifying requirements which must be satisfied during the various stages of project permitting and implementation. If you have any questions regarding these requirements, please contact the Plan Reviewer- Fire: LEE CALDWELL, FIRE DEVELOPMENT SPECIALIST.

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#### **BASIC FACILITY DESIGN REVIEW.**

- a. **Arrival/Departure Parking Area.** The approach/departure lanes to the drop-off/pick-up area would need to be a minimum of 26' in width. (See item "A") (See attached PDF sheets for some possible configurations). The design of the drop-off/pick-up lane is an acceptable concept. Note: Parking will not be allowed within the designated 26 foot wide fire lane. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- b. **Student Drop-Off/Pick-up Receiving or Waiting Area.** The area to the front of the facility should be designed as an "area of safe refuge", which protects the arriving/departing students and parents from vehicles should a driver lose control. This area should offer substantial ballistic protection from vehicles, such as concrete planters or concrete-filled pipe bollards (minimum 6" diameter). Note: Bollards should be spaced at a close enough interval to prevent cars from driving between the bollards. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- c. **Playground Area of Safe Refuge.** The playground area to the east side of the building would most likely be used as an area of safe refuge in the event of an emergency or facility evacuation. A faculty-secured exit gate should be provided to exit this area without

needing to re-enter the building. The gate should prevent unauthorized egress by unsupervised young students, but be readily openable by the faculty. Knox access from the outside shall be provided. (See item "L") (See attached PDF sheet) **NOTE:** April 2008 proposed revisions meet this requirement. (FD)

**PRIOR TO DEMOLITION, GRADING, SITE DEVELOPMENT, ISSUANCE OF BUILDING PERMITS, AND/OR CONSTRUCTION, THE FOLLOWING SHALL BE REQUIRED:**

- a. **Fire Access Roads** shall be provided and maintained in compliance with City Specification # 401, *Minimum Standards for Fire Apparatus Access*. Driving area shall be capable of supporting a fire apparatus (72,000 lbs and 12,000 lb point load). Minimum fire access road width is twenty-four feet (24') wide, with thirteen feet six inches (13' 6") vertical clearance. Fire access roads fronting commercial buildings shall be a minimum width of twenty-six feet (26') wide, with thirteen feet six inches (13' 6") vertical clearance. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- a. **Fire Access Road Turns and Corners** shall be designed with a minimum inner radius of seventeen feet (17') and a minimum outer radius of forty five feet (45') per City Specification # 401 *Minimum Standards for Fire Apparatus Access*. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- b. **Fire Lanes**, as determined by the Fire Department, shall be posted, marked, and maintained per City Specification #415, *Fire Lanes Signage and Markings on Private, Residential, Commercial and Industrial Properties*. The site plan shall clearly identify all red fire lane curbs, both in location and length of run. The location of fire lane signs shall be depicted. For Fire Department approval, reference and demonstrate compliance with City Specification # 401 *Minimum Standards for Fire Apparatus Access* on the plans. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- c. **Fire Alarm System** is required. For Fire Department approval, shop drawings shall be submitted to the Fire Department as separate plans for permits and approval. For Fire Department approval, reference and demonstrate compliance with *UBC 305.9* on the plans. A C-10 electrical contractor, certified in fire alarm systems, must certify the system is operational annually. (FD)
- d. **Automatic Fire Sprinklers** are required. Automatic fire sprinkler system required for buildings over 5000 square feet. Separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. The system shall provide water flow, tamper and trouble alarms, manual pull stations, interior and exterior horns and strobes.

Fire sprinkler coverage needs to be extended to include the new overhang covered areas.

Modification, additions, or deletions to an existing automatic fire sprinkler system or fire alarm system shall require that separate plans (three sets) shall be submitted to the Building Department for permits and Fire Department approval. Any extended interruption of the fire sprinkler system operation will require a "fire watch", approved by the Fire Department. Reference compliance with City Specification # 420 - Automatic Fire Sprinkler Systems and NFPA 13 in the plan notes.

Automatic fire sprinkler systems must be maintained operational at all times, with maintenance inspections performed quarterly and the system serviced every five years by a state licensed C-16 Fire Protection Contractor.

For Fire Department approval, reference that a fire sprinkler system will be installed in compliance with City Specification # 420 - Automatic Fire Sprinkler Systems in the plan notes. (FD)

- e. **Fire Department Connections (FDC)** to the automatic fire sprinkler systems shall be located to the front of the building, at least 25 feet from and no farther than 150 feet of a properly rated fire hydrant. (FD)
- f. **Commercial Fire Sprinkler Systems Supply** shall be from a dedicated fire water service installed per Fire Department, Public Works, and Water Division Standards. The dedicated fire water service connection shall be a minimum of four inches (4") in size. Depending on fire sprinkler system demands, larger water service may be required. Separate plans shall be submitted to the Public Works Department for approval and permits, and must be completed prior to issuance of a grading permit. The dedicated fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. Contact Huntington Beach Public Works Department (714-536-5431) for offsite water improvement requirements. (FD)
- g. **Fire Service Piping (FSP)** Application for permit shall be made for on-site Fire Service Piping (FSP), including but not limited to, private fire service mains and underground sprinkler laterals. Maximum allowed velocity of fire flow in supply piping is 12 fps. Additionally, application for permit shall be made for fire protections systems (sprinklers, alarms, chemical, fire pumps, etc.) as applicable.

Permits may be obtained at the City of Huntington Beach Department Fire Department by completing a Fire Permit Form (available at Fire Administration) and submitting such plans and specifications as required by the bureau of fire prevention. A permit constitutes permission to begin work in accordance with approved plans and specifications. The permit fee includes plan checking and inspections by an authorized fire prevention inspector. Development reviews/approvals by the bureau of fire prevention during planning do not constitute approval to perform FSP or fire protection system work, unless otherwise noted. (FD)

- h. **Connection to the Public Water Supply** - Separate plans shall be submitted to the Public Works Department detailing the connection, piping, valves and back-flow prevention assembly (DDCA) for approval and permits. Approval by Public Works and the Fire Department must be completed prior to issuance of a grading permit. The dedicated private fire water service off-site improvements shall be shown on a precise grading plan, prepared by a Licensed Civil Engineer. (FD)
- i. **Trash Dumpsters** or containers with an individual capacity of 1.5 cubic yards (40.5 cubic feet) or more shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines unless protected by an approved fire sprinkler system. HBFC 1103.2.2 For Fire Department approval, reference and demonstrate compliance with HBFC 1103.2.2 **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- j. **Main Secured Building Entries** shall utilize a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. Please contact the Huntington Beach Fire Department Administrative Office at (714) 536-5411 for information. Reference compliance with City Specification #403 - KNOX® Fire Department Access in the building plan notes. (FD)
- k. **Fire Sprinkler System Controls** access shall be provided, utilizing a KNOX® Fire Department Access Key Box, installed and in compliance with City Specification #403, Fire Access for Pedestrian or Vehicular Security Gates & Buildings. The approximate location of the system controls shall be noted on the plans. Reference compliance in the plan notes. (FD)
- l. **Secondary Emergency Access Gates** serving courtyards, paseos, and all project pool or spa areas must be secured with **KNOX® Fire Department Access Key Box** in addition to association or facility locks (if any). For Fire Department approval, reference compliance with *City Specification # 403 Fire Access for Pedestrian or Vehicular Security Gates & Buildings* in the plan notes. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- m. **Gates and Barriers** shall be openable without the use of a key or any special knowledge or effort. Gates and barriers in a means of egress shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied, and shall swing in the direction of travel when required by the Building Code for exit doors. **NOTE:** April 2008 proposed revisions meet this requirement. (FD)
- n. **Building Address Numbers** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½")

brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4") affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. **(FD)**

- o. **GIS Mapping Information** shall be provided to the Fire Department in compliance with GIS Department CAD Submittal Guideline requirements. Minimum submittals shall include the following:

- Site plot plan showing the building footprint.
- Specify the type of use for the building
- Location of electrical, gas, water, sprinkler system shut-offs.
- Fire Sprinkler Connections (FDC) if any.
- Knox Access locations for doors, gates, and vehicle access.
- Street name and address.

Final site plot plan shall be submitted in the following digital format and shall include the following:

- Submittal media shall be via CD rom to the Fire Department.
- Shall be in accordance with County of Orange Ordinance 3809.
- File format shall be in .shp, AutoCAD, AUTOCAD MAP (latest possible release) drawing file - .DWG (preferred) or Drawing Interchange File - .DXF.
- Data should be in NAD83 State Plane, Zone 6, Feet Lambert Conformal Conic Projection.
- Separate drawing file for each individual sheet.  
In compliance with Huntington Beach Standard Sheets, drawing names, pen colors, and layering convention. And conform to *City of Huntington Beach Specification # 409 – Street Naming and Addressing*.

For Fire Department approval, reference compliance with *GIS Mapping Information* in the building plan notes. **(FD)**

- p. **Fire Extinguishers** shall be installed and located in all areas to comply with Huntington Beach Fire Code standards found in City Specification #424. The minimum required dry chemical fire extinguisher size is 2A 10BC and shall be installed within 75 feet travel distance to all portions of the building. Extinguishers are required to be serviced or replaced annually. For Fire Department approval, reference and demonstrate compliance with City Specification #424 – *Portable Fire Extinguishers* on the plans. **(FD)**
- q. **Exit Signs and Exit Path Markings** will be provided in compliance with the Huntington Beach Fire Code and Title 24 of the California Administrative Code. Reference compliance in the plan notes. **(FD)**

- r. **Egress Illumination/Emergency Exit Lighting** with emergency back-up power is required. Provide means of egress illumination per HBFC 1211.1 and UBC 1003.2.9. (FD)
- s. **Decorative Materials** shall be in conformance with HBFC sec. 1103.3.3 and shall be flame resistant. (FD)
- t. **Interior Wall and Ceiling Finishes.** Interior wall and ceiling finishes shall be in accordance with the Building Code. N.F.P.A. Life Safety Code section 15.7.4.3, a nationally recognized standard of good practice, requires that **a maximum of 20% of a wall may be used for artwork and teaching materials that are not "fire retardant/treated in educational occupancies. In sprinklered buildings, 50% of the wall may be utilized.** To reduce the chance of rapid fire spread, decorations must be maintained a minimum of four (4) feet from any corner of an adjoining wall and a minimum of four (4) feet from any exit. (FD)
- u. **Drapes and Interior Fabrics.** Please provide proof to the Huntington Beach Fire Department that the fabric of all drapes are certified as flame retardant. **If the fabric is not flame retardant, then they shall not be utilized in the occupancy at any time, for any purpose.**

If the fabrics are not fire retardant, and you desire to use the fabrics for decorative purposes, then they shall be treated with a flame retardant finish application approved by the California State Fire Marshal's Office. Once treated, a copy of each "Registered Flame Retardant" certificate shall be submitted to the Huntington Beach Fire Department prior to using the material for future use. For further information about fire retardant application, go to the Office of the California State Fire Marshal website: "<http://osfm.fire.ca.gov/flameretardant.html>".

It is your responsibility to ensure that all decorative materials, used in the occupancy, are certified "Registered Flame Retardant" by the California State Fire Marshal's office prior to approving their use in the occupancy. Otherwise, the materials are to be removed immediately.

**Excerpt from the Office of the State Fire Marshal:** "In California, the Office of the State Fire Marshal staff issue certificates of registration for approved flame retardant chemicals, for those individuals and companies that apply flame retardant chemicals, for nonflammable materials, and for fabrics that have been treated with flame retardant chemicals. All approved and registered flame-retardant chemicals; nonflammable materials and treated fabrics are first subjected to laboratory testing and must satisfactorily demonstrate their flame-retardant capabilities. The SFM has the authority in drinking and dining establishments, places of public assembly and schools, to require decorative materials and fabrics (curtains, drapes, drops, hangings and tents, awnings or other fabric enclosures) be made from a nonflammable material, or treated with approved flame retardant chemicals. That authority has expanded over the years to include other decorative materials such as artificial plants, Christmas trees, and trade show display equipment.

Other SFM laws and regulations address the fire retardant qualities of fabrics for children's sleep-ware and sheets and pillowcases used in health care facilities. Many countries such as France, England and Germany have adopted programs similar to the Office of the State Fire Marshal's program".

- v. ***Tents, Canopies and Membrane Structures*** shall be installed, spaced, placed, grouped, and fabricated in compliance with City Specification # 432 – *Standards for Tents, Canopies and Temporary Membrane Structures*. Fire Department Permits may be required for special events. For Fire Department approval, reference and demonstrate compliance with City Specification # 432 – *Standards for Tents, Canopies and Temporary Membrane Structures* on the plans. (FD)
- w. ***Awning Materials*** shall bear fire resistive labels, California State Fire Marshal's "Registered Flame Retardant" emblem, or other information identifying the material as fire retardant.
- x. ***Food Preparation Fire Protection System*** may be required for this project, depending on the scope of the on-site cooking. Plans (three sets) shall be submitted to the Building Department as separate plans for permits and Fire Department approval. Reference compliance with *City Specification # 412 Protection of Commercial Cooking Operations* in the plan notes. (FD)
- y. ***Cold Storage Rooms or Walk-In Freezers*** shall be openable without the use of a key or any special knowledge or effort. Doors shall not be locked, chained, bolted, barred, latched or otherwise rendered unopenable at times when the building or area served by the means of egress is occupied. (FD)
- z. ***Building Address Numbers*** shall be installed to comply with City Specification #428, Premise Identification. Building address number sets are required on front of the structure and shall be a minimum of six inches (6") high with one and one half inch (1 ½") brush stroke. Note: Units shall be identified with numbers per City Specification # 409 Street Naming and Address Assignment Process. Unit address numbers shall be a minimum of four inches (4" w/ ½" brushstroke) affixed to the units front door in a contrasting color. For Fire Department approval, reference compliance with City Specification #428 Premise Identification in the plan notes and portray the address location on the building. (FD)

**PRIOR TO CONVERSION, THE FOLLOWING SHALL BE REQUIRED:**

- a. ***Primary Contact Information***. Provide the Fire Department with the responsible party or association name, address, and contact numbers for the group that will oversee the school and maintenance of the building and related facility components. (FD)

**THE FOLLOWING CONDITIONS SHALL BE MAINTAINED DURING CONSTRUCTION:**

- a. **Fire/Emergency Access and Site Safety** shall be maintained during project construction phases in compliance with City Specification #426, Fire Safety Requirements for Construction Sites. (FD)

**OTHER:**

- a. **Discovery of soil contamination or underground pipelines, etc.**, must be reported to the Fire Department immediately and the approved work plan modified accordingly in compliance with City Specification #431-92 Soil Clean-Up Standards. (FD)
- b. **Outside City Consultants.** The Fire Department review of this project and subsequent plans may require the use of City consultants. The Huntington Beach City Council approved fee schedule allows the Fire Department to recover consultant fees from the applicant, developer or other responsible party. (FD)

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Fire Department City Specifications may be obtained at:  
Huntington Beach Fire Department Administrative Office  
City Hall 2000 Main Street, 5<sup>th</sup> floor  
Huntington Beach, CA 92648

Or through the City's website at **[www.surfcity-hb.org](http://www.surfcity-hb.org)**

If you have any questions, please contact the Fire Prevention Division at (714) 536-5411.

S:\Prevention\1-Development\1-Planning Department - Planning Applications, CUP's\2007 CUP's\Brookhurst 19118 PA# CUP# 07-033 My First Montessori Preschool - Review of revisions 4-25-08 LC.doc

ATTACHMENT NO. 5.64





## **FIRE & LIFE SAFETY IN SCHOOLS**

**TO:** Administrators of Public & Private Schools

**FROM:** Huntington Beach Fire Department - Bureau of Fire Prevention

**SUBJECT:** COMMON FIRE SAFETY ISSUES WITHIN PUBLIC / PRIVATE SCHOOLS

**PURPOSE:** To promote and maintain excellence in fire prevention, recognition of fire hazards and promotion of fire safety practices in all Huntington Beach schools in the event of a fire or other emergency. This proactive approach is accomplished through recognizing and eliminating hazards by maintaining existing built-in fire protection features, thus preventing hazards that hinder egress from buildings, thus providing optimal fire protection and increasing overall fire safety.

**AUTHORITY:** The California Fire Marshal's Office prescribes minimum requirements for public and private schools for the purpose of establishing minimum standards for the protection of life and property against fire, explosion or panic. California Code of Regulations (CCR) Title 19, California Building Code (CBC) and California Fire Code (CFC) mandate these requirements. Although most local ordinances, rules or regulations are not applicable to public schools, the State Fire Marshal's office requires that the local Fire Chief and his authorized representatives shall enforce the rules and regulations contained herein. **CCR Title 19 § 1.02 Purpose; 1.03 Scope; 1.09 Fire and Life Safety References and Resources; 1.12 Enforcement Agency**

**NOTE:** Codes and section information are noted throughout this bulletin. If you have specific questions relating to technical provisions of this code, please contact the Huntington Beach Fire Department by calling (714) 536-5411 to request assistance from the Fire Prevention Division. The fire department is glad to provide you with additional information and answer your questions.

### **COMMON FIRE CODE VIOLATIONS IN SCHOOLS**

#### **1. EXITING**

**EXIT SIGNS REQUIRED** - The path of exit travel, to and within exits, in schools must be identified by exit signs conforming to the requirements of the California Building Code. Exit signs must be readily visible from any direction of approach. Exit signs must be located as necessary to clearly indicate the direction of exit travel. No point shall be more than 100 feet from the nearest visible sign.

**EXIT SIGN ILLUMINATION** - Exit signs must be lit at all times, or they may be of an approved self-luminous type.

## **OBSTRUCTION OF EXITS, AISLES, RAMPS, CORRIDORS and PASSAGEWAYS:**

- a) Do not place or permit the installation or placement of any object, in any manner, which would block or obstruct the required width of any exit.
- b) Do not place or permit the installation or placement of any combustible material or equipment in immediately adjacent to any exit.
- c) School exit corridors are required for emergency exiting purposes and require a reduced fire load compared to the rest of the building. Although schools present special problems with the desire to display children's work, there have been displays made by teachers and students, which violate the flammability code requirements for decorative materials. Decorative materials must be flame retardant or meet the code requirements below in #3. Corridors are not to be used as workstations. Therefore, **obstructions such as chairs and tables will not be permitted in corridors.** (See Decorative Materials below)

**PANIC HARDWARE AND EXIT DOORS** - Exit doors may not be locked, bolted, fastened or otherwise obstructed, which would keep them from being opened from the inside without the use of special knowledge or effort. Panic hardware is required exiting room with occupancy loads >49 persons.

## **2. ASSEMBLY ROOMS & BUILDINGS**

**POSTING OF ROOM CAPACITY** – All rooms having an occupant load of 50 or more where fixed seats are not installed, and which is used for assembly purposes, must have the capacity of the room posted in a conspicuous place on an approved sign near the main exit from the room. Sign shall be maintained legible by the school or the their authorized agent and shall indicate the number of occupants permitted for each room use.

## **3. DECORATIVE MATERIALS**

**CCR Title 19 § 3.08 / California Fire Code 1103.3.3 – Use of Combustible Decorative Materials** – Combustible decorative materials used in Group A; Group H; and M wholesale and retail stores; Group E; Group I; and public areas of Group R, Division 1 Occupancies shall be flame resistant.

All decorative materials including curtains, drapes, hangings, Christmas trees, and any other combustible decorative materials must be flame retardant, and no such material may block or conceal any exit door, exit lights, fire alarm, hose cabinet or fire extinguisher. This also includes cardboard, canvas, plastic partitions or walls sometimes used for haunted houses or similar events. All of the above, and similar fire retardant materials must have a sewn in or affixed label or documentation.

**The N.F.P.A. Life Safety Code § 15.7.4.3**, a nationally recognized standard of good practice, requires that **a maximum of 20% of a wall area may be used for artwork and teaching materials that are not "fire retardant/treated in existing educational occupancies."** In buildings protected by automatic fire sprinkler systems, a maximum 50% applies. To reduce the chance of rapid fire spread, decorations must be a minimum of four (4) feet from any corner of an adjoining wall and a minimum of four (4) feet from any exit. If the decoration on the wall exceeds 20% of the wall area, "fire retardant/treated" material shall be used exclusively.

All materials, that would tend to increase the fire and panic hazard shall be made from a noncombustible material, or be treated and maintained in a flame retardant condition by means of a flame retardant solution or process approved by the State Fire Marshal. CCR Title 19. The CFC states that exits, exit lights, fire alarm sending stations, wet standpipe hose cabinets, electrical panels and fire extinguisher locations shall not be concealed, in whole or in part, by any decorative material. **NOTE: No paper is allowed on any exit doors.**

#### 4. FIRE EXTINGUISHERS

**Portable Fire Extinguishers** shall be installed in occupancies and locations as set forth in the fire code and as required by the Fire Chief. Fire extinguishers must be in accordance with applicable codes. The minimum fire rating for general-purpose extinguishers is 2A:10B:C. Applications that are more stringent may apply for hazardous areas including woodshops, auto shops, spray booths, etc. **Travel distance** to any one fire extinguisher must not exceed **75 feet** unless they are located in hazardous locations where the maximum travel distance is **30 feet**.

All extinguishers must be securely installed on the hanger or in a secure bracket, placed in cabinets or wall recesses between 3 and 5 feet high. The hanger or bracket shall be securely and properly anchored to the mounting surface in accordance with the manufacturer's instructions. Extinguishers may not be obstructed or obscured from view. **Exception:** In large rooms, and in certain locations where visual obstruction may not be completely avoided, signs must be provided to indicate the location.

Fire extinguishers must be inspected or serviced **annually** and tagged by a state licensed concern **before** the expiration date on the existing tag.

#### 5. FIRE PROTECTIONS SYSTEMS

**AUTOMATIC FIRE SPRINKLER (AFS) SYSTEMS** must be maintained operable at all times and **maintenance inspections** must be performed at least **quarterly**. AFS systems must be **serviced** at least every **five (5) years** by a **state licensed C-16 Fire Protection Contractor**.

**SCHOOL FIRE ALARM SYSTEM** - Every building used for educational purposes, regardless of occupancy classification, must be provided with an approved fire alarm system. The fire alarm system must be inspected regularly and a log kept showing inspection frequency and maintenance service. A licensed C-10 electrical contractor, certified in fire alarms systems, must certify the system operational at least annually.

#### 6. ELECTRICAL HAZARDS

**GENERAL** - When electrical hazards are identified, measures to abate such conditions must be taken and the conditions must be immediately corrected. Electrical wiring, devices, appliances and other equipment which are modified or damaged and constitute an electrical shock or fire hazard may not be used.

**EXTENSION CORDS** - Extension cords must not be used as a substitute for permanent wiring. Power-strips, with over current protection and **UL** listings, are allowed in lieu of extension cords and may not be used in series (one plugged into another). Suitable protection must be provided to all cords subject to mechanical damage such as using cord bridges.

**ELECTRICAL EQUIPMENT & ACCESS** - A clear and unobstructed means of access with a minimum width of **30 inches** and a minimum height of **72 inches** must be maintained from the operating face of

the switchboard or panel board to an aisle or corridor. In areas where improper storage is an issue, place durable red or yellow paint or tape on the floor to indicate the area is not for storage.

**ELECTRICAL ROOM LABELING** - Doors into electrical control panel rooms must be marked with an easily visible, durable and legible sign stating "**ELECTRICAL ROOM**" or similar approved wording.

## **7. FIRE DRILLS**

All public and private schools, excluding two-year community colleges, must cause the fire alarm signal to be sounded not less than **once every calendar month at the elementary and intermediate levels, and not less than twice yearly at the secondary level**, every school year.

- Fire drills must be conducted in a manner that provides for the execution of procedures set forth in the school emergency plan.
- Fire drills must include a review of the emergency plan and execution of as assigned employee duties.
- When fire drills are conducted, the orderly evacuation of the building receives priority over the speed of evacuation.
- All persons who are subject to the fire drill requirements are required to participate in the drill.
- Fire drills must be conducted at varying times and under varying conditions to simulated conditions that could occur during a fire or other emergency.
- Records of fire drills must be maintained on the premises for review by the Huntington Beach Fire Department. Include the date and time of each drill, the person conducting the drill, and other information relative to the drill. School records must include the time required to evacuate the buildings.
- Post the Fire Department telephone number, 911, in the office or at the main switchboard.
- Assign a responsible person to contact the Fire Department, via 911, upon notification of any fire or activation of the alarm system for any reason other than fire drills.
- Post evacuation plans showing paths of travel and alternate routes to designated dispersal areas in a conspicuous location in each classroom and all assembly areas.
- Upon receipt of fire alarm, teachers must remove their roll call books and call roll when designated evacuation area is reached.

**NOTE:** This bulletin addresses several common hazards in schools. It does not identify all fire and life safety issues. Consult **CCR Title 19 Public Safety** and referenced codes for more information.

**QUESTIONS:** For additional information, please contact the **Huntington Beach Fire Department** at (714) 536-5411 and/or the **California Fire Marshal's Office** in Monrovia at (626) 305-1954.

Thank you for doing your part to keep our schools and community safe. Please disseminate this information with fellow administrators, faculty and staff.

## **#1 PUBLIC SAFETY GOAL: KEEP PEOPLE SAFE!**

BAS/sm

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Revised: 9-11-06

Page 4 of 4

**ATTACHMENT NO. 568**

RESPONSE TO COMMENTS FOR DRAFT  
NEGATIVE DECLARATION NO. 07-006

- I. This document serves as the Response to Comments on the Draft Negative Declaration No. 07-006. This document contains all information available in the public record related to Conditional Use Permit No. 07-033 (My First Montessori Preschool) as of May 22, 2008 and responds to comments in accordance with Section 15088 of the California Environmental Quality Act (CEQA) Guidelines.

This document contains five sections. In addition to this Introduction, these sections are Public Participation and Review, Comments, Responses to Comments and Appendix.

The Public Participation section outlines the methods the City of Huntington Beach has used to provide public review and solicit input on the Draft Negative Declaration No. 07-006. The Comments section contains those written comments received from agencies, groups, organizations, and individuals as of May 21, 2008. The Response to Comments section contains individual responses to each comment.

It is the intent of the City of Huntington Beach to include this document in the official public record related to the Draft Negative Declaration No. 07-006. Based on the information contained in the public record, the decision-makers will be provided with an accurate and complete record of all information related to the environmental consequences of the project.

II. PUBLIC PARTICIPATION AND REVIEW

The City of Huntington Beach notified all responsible and interested agencies and interested groups, organizations, and individuals that a Draft Negative Declaration No. 07-006 had been prepared for the proposed project. The City also used several methods to solicit input during the review period for the preparation of the Draft Negative Declaration No. 07-006. The following is a list of actions taken during the preparation, distribution, and review of the Draft Negative Declaration No. 07-006.

1. Notice of the Draft Negative Declaration No. 07-006 was published in the Huntington Beach Independent on May 1, 2008. Upon request, copies of the document were distributed to agencies, groups, organizations, and individuals.
2. Notice of Draft Negative Declaration No. 07-006 was provided by mail to property owners, interested parties, and commercial and multi-family tenants within 500 ft. radius of the project site on April 30, 2008.
3. Notice of Draft Negative Declaration No. 07-006 was posted on the internet on the City of Huntington Beach website ([www.surfcity-hb.org/Goverment/Departments/Planning/major/index.cfm](http://www.surfcity-hb.org/Goverment/Departments/Planning/major/index.cfm)) on April 30, 2008.

III. COMMENTS

Copies of all written comments received as of May 21, 2008 are contained in Appendix A of this document. All comments have been numbered and are listed on the following pages. All comments from letters received have been retyped verbatim in a comment-response format for clarity. Responses to Comments for each comment which raised an environmental issue are contained in this document.

#### IV. RESPONSE TO COMMENTS

The Draft Negative Declaration No. 07-006 was distributed to responsible agencies, interested groups, organizations, and individuals. The report was made available for public review and comment for a period of 20 days beginning on May 1, 2008 to May 21, 2008.

Copies of all comment letters received as of May 21, 2008 are contained in Appendix A of this report. Comments have been numbered with responses correspondingly numbered. Responses are presented for each comment which raised a significant environmental issue.

Several comments do not address the completeness or adequacy of the Draft Negative Declaration No. 07-006, do not raise significant environmental issues, or request additional information. A substantive response to such comments is not appropriate within the context of the California Environmental Quality Act (CEQA). Such comments are responded to with a "comment acknowledged" reference. This indicates that the comment will be forwarded to all appropriate decision makers for their review and consideration.

## APPENDIX A – RESPONSE TO COMMENTS

Nelson Cirrito	A traffic study was prepared by “Linscott, Law, & Greenspan, Engineers” dated March 12, 2008, which concludes that the project will not have a potential to result in significant adverse traffic impacts. The traffic analysis evaluated the potential traffic impacts of the proposed project at the intersection of Brookhurst Street and Garfield Avenue as well as six existing driveways.
Judi Hall	An analysis of the project determined that there will be an increase in noise levels resulting from activities conducted within the playground area which will not result in significant adverse impacts. These levels will increase on weekdays during the scheduled periods of 7:30AM to 9AM, 12PM to 12:30PM, and 3PM to 5PM. Those properties which abut the enclosed playground area will be the ones most impacted. However, outdoor recreational activities will be limited to the hours residents are typically away at work or daytime activities resulting in a smaller group of residents impacted by noise. Furthermore, the project will provide a 10 ft. landscaping buffer and comply with the City’s Noise Ordinance (Chapter 8.40 Noise Control) to ensure that noise levels do not exceed acceptable noise standards.
ENV1	Comment noted.
ENV2	The plans reflect a one-way drive aisle as recommended by the Fire and Police Departments.
ENV3	The proposed day care/preschool will not conflict with any land use plan in the City of Huntington Beach, including Municipal Code, Huntington Beach Zoning and Subdivision Ordinance (HBZSO) and the General Plan. The project proposal is permitted within the CG (Commercial General) base zoning district subject to the approval of a conditional use permit by the Planning Commission. The proposal complies with provisions of the base zoning district and other applicable provisions of the HBZSO including minimum setbacks, landscaping, and onsite parking requirements and maximum building height. The project is consistent with the policies of the General Plan Land Use Element which encourage the incorporation of community-oriented uses such as day care facilities within commercial developments.

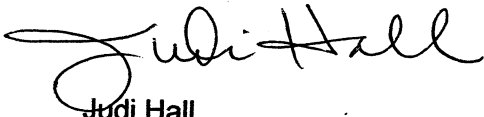
May 6, 2008

Andrew Gonzales  
Assistant Planner, City of Huntington Beach Planning Dept.  
2000 Main Street  
Huntington Beach, CA 92648

Dear Mr. Gonzales,

My husband and I have lived at 10091 Kukui Dr. in Huntington Beach for 30 years. Our house is right behind the proposed site of My First Montessori day care/preschool at 19118 Brookhurst St. We have read the Notice of Intent for the draft Negative Declaration for the day care/preschool. We totally agree with The City of Huntington Beach Police Dept. project implementation recommendations made by Jan Thomas regarding the play area. Her recommendation the play area shown on the south and east sides of the building be moved exclusively to the north side of the building is absolutely necessary. If her recommendation is not mandated, not only will the noise level be intolerable, as my husband is retired and I will be retiring this year, but it is also a safety issue regarding the children. Please insist that this recommendation be made mandatory.

Thank you for your support.



Judi Hall  
10091 Kukui Dr.  
Huntington Beach, CA 92646

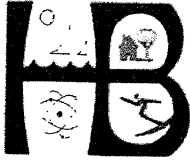
City of Huntington Beach

MAY 07 2008

cc: Jan Thomas, HBPD

ATTACHMENT NO. 5.72





# CITY OF HUNTINGTON BEACH

## ENVIRONMENTAL BOARD

May 16, 2008

Andrew Gonzales  
Department of Planning  
City of Huntington Beach  
2000 Main St  
Huntington Beach, CA 92648

Subject: Draft Negative Declaration No. 07-006

Mr. Gonzales,

The Environmental Board has reviewed the Draft Negative Declaration No. 07-006 for the proposed My First Montessori School located at 19118 Brookhurst Street. The Board submits the following comments for consideration.

1. The Board recommends the play area be placed on the north side of the building for the same reasons as suggested by the City Police Department comment letter submitted on the subject project.
2. The Board supports both the City Police and Fire Departments comments on the subject project regarding arrival and departing parking and that circulation be in a one-way direction and be fenced.
3. The Board has a concern with the land use compatibility of a school being located next to an automotive repair and parts business.

Sincerely,

Craig A. Justice  
Chair, Huntington Beach Environmental Board

City of Huntington Beach  
MAY 16 2008

ATTACHMENT NO. 6.1

**Gonzales, Andrew**

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**From:** Tom Pham [rummypham@hotmail.com]  
**Sent:** Tuesday, May 27, 2008 2:44 PM  
**To:** 19096274120@myfax.com; rummypham@hotmail.com; Gonzales, Andrew; sallycardin@hotmail.com  
**Subject:** Powerpoint presentation and 2 pages of petition  
**Attachments:** NA\_080527\_98436662.pdf

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To: rummypham@hotmail.com; rummypham@gmail.com; rummypham@yahoo.com  
Subject: MyFax Delivery from NA  
From: NoReply@MyFax.com  
Date: Tue, 27 May 2008 05:28:44 -0400

Fax Received at: 05/27/2008 05:27:27 GMT -4  
Receiving Fax Number: (866) 584-7435  
# of Pages: 2  
Duration: 74  
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\*ATTACHED 10/15/07 & 10/17/08 PETITIONS  
OF SUPPORT

5/27/2008

ATTACHMENT NO. 71

## Petition to the City of Huntington Beach

We, the undersigned, support the establishment of "My First Montessori," a child development center at 19118 Brookhurst St., Huntington Beach, CA 92646.

### Signatures

### Addresses

EDDIE MATHUR

10/15/07

10/15/07

1. Gardner 19131 Kipahulu Ln.
2. Diane Urso Diane Urso 19121 Kipahulu Ln.
3. B. Menseel P. Menseel 19111 Kipahulu Ln
4. Martha Kullback Martha Kullback 19111 Kipahulu Ln
5. Mike Schneider 19081 Kipahulu Ln
6. Daniel Simons DANIEL SIMONS 19061
7. KIPAHULA CH HUNTING BEACH CA 92646
8. Heather Cooper Heather Cooper 19031 Kipahulu Ln CA 92646
9. Ted Jones TED JONES 19141 KIPAHULU HBSA 92646
10. Jetty Monard 19091 Kipahulu Ln 92646
11. Heim Chatter 19071 Kipahulu Ln 92646
12. Martha L. Munoz 19001 Kipahulu Ln. HBSA 92646
13. \_\_\_\_\_
14. \_\_\_\_\_
15. \_\_\_\_\_
16. \_\_\_\_\_
17. \_\_\_\_\_

10/17/07

City of Huntington Beach

MAY 27 2008

ATTACHMENT NO. 7.2

## Petition to the City of Huntington Beach

We, the undersigned, support the establishment of "My First Montessori," a child development center at 19118 Brookhurst St., Huntington Beach, CA 92646.

### Signatures

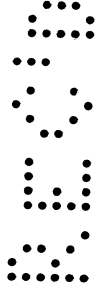
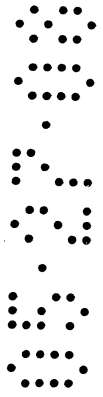
### Addresses

10/17/07 1. Michelle Lamothe michelle Lamothe 10071 Kukui Dr  
HB CA 92646  
2. Diana Herrera 10671 Kukui Dr. 92646  
3. Kelley Wright 10061 Kukui Drive 92646  
4. Mark Wright 10051 Kukui Dr 92646  
5. Paul O'Hara 10021 Kukui Dr HB 92646  
6. Raymond Howe 10011 Kukui Dr HB 92646  
7. \_\_\_\_\_  
8. \_\_\_\_\_  
9. \_\_\_\_\_  
10. \_\_\_\_\_  
11. \_\_\_\_\_  
12. \_\_\_\_\_  
13. \_\_\_\_\_  
14. \_\_\_\_\_  
15. \_\_\_\_\_  
16. \_\_\_\_\_  
17. \_\_\_\_\_

City of Huntington Beach

MAY 27 2008

ATTACHMENT NO. 73

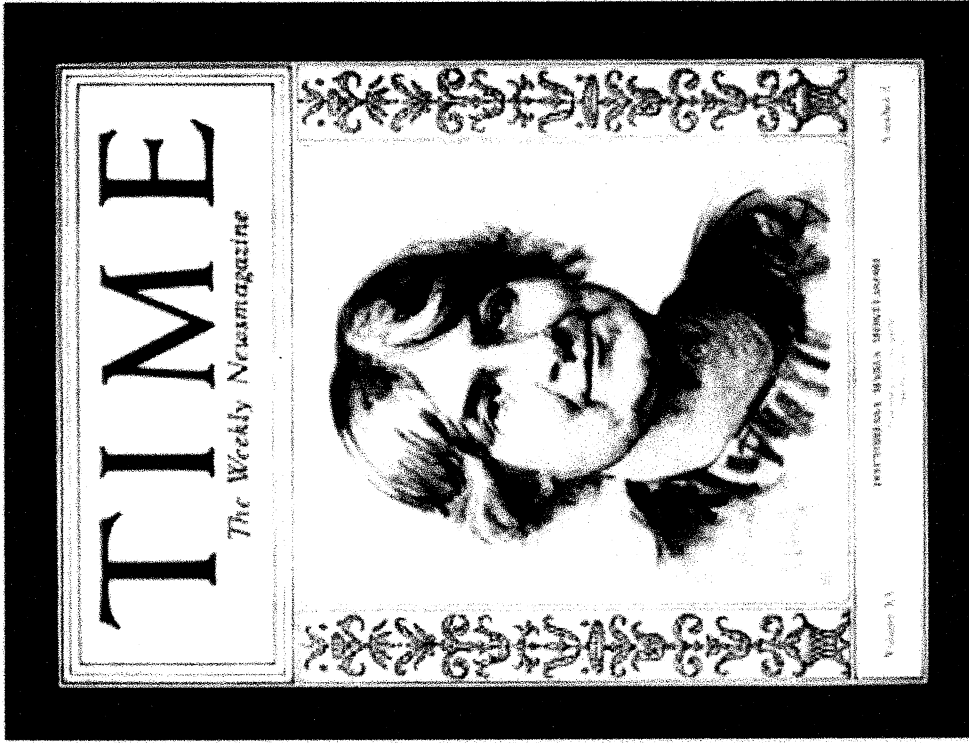


*My First*  
**Montessori**  
*Preschool, Inc.*

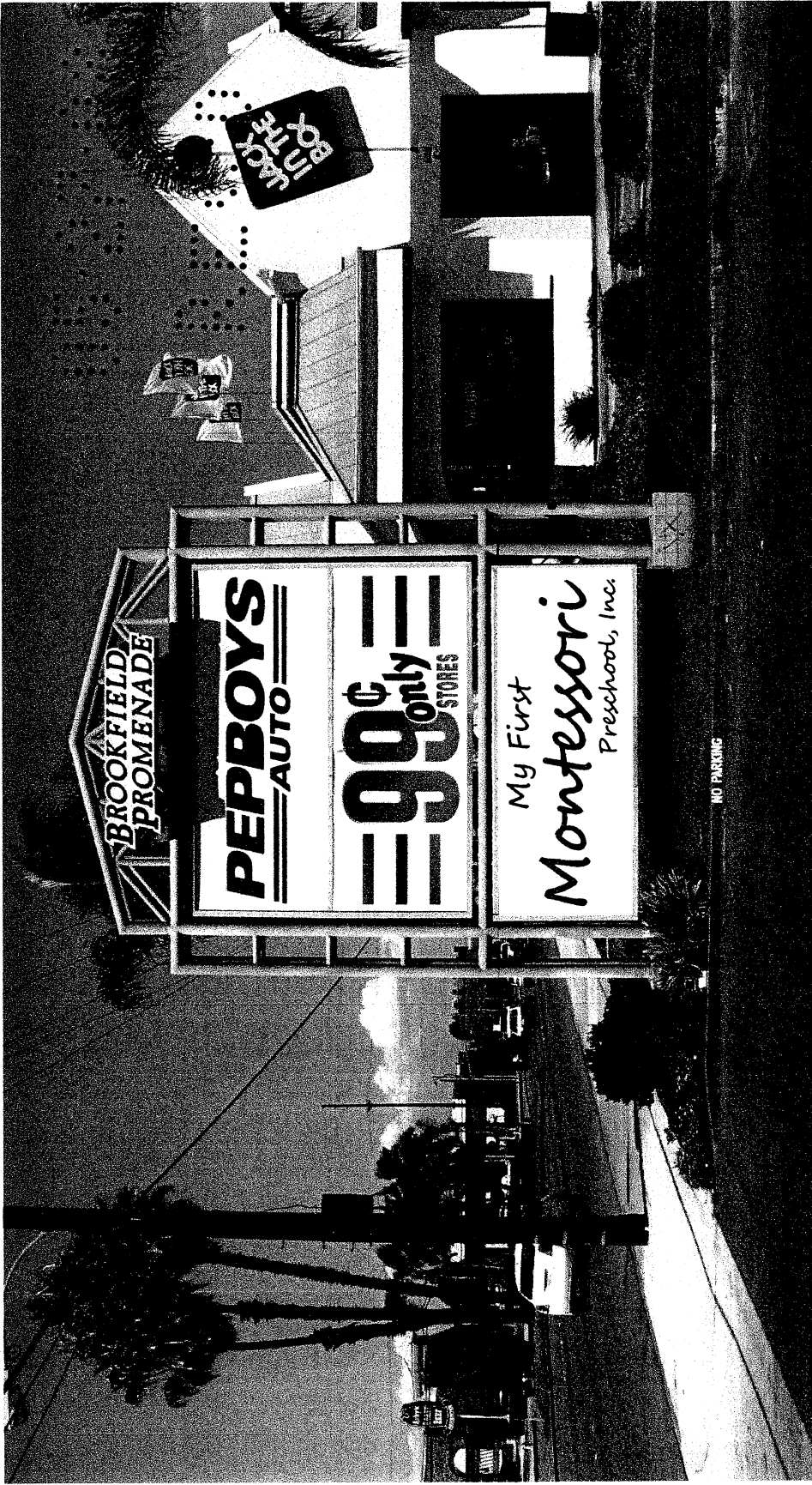
# Time Magazine Feb 3, 1930

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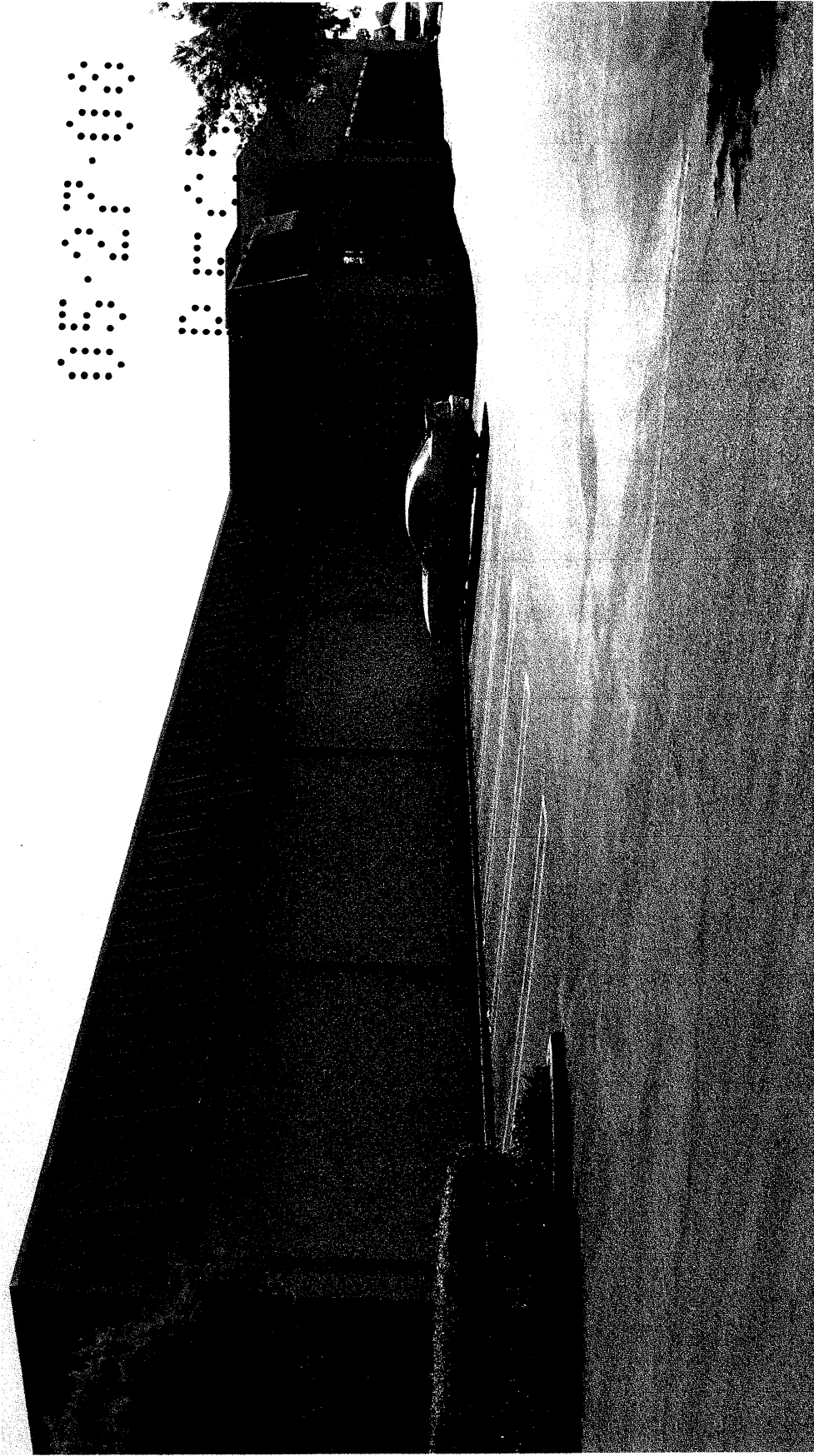
00000



- Maria Montessori developed a highly successful, advanced method of teaching for early childhood education since 1907. She was nominated for the Nobel Peace Prize 3 times.
- Most children are able to read and write beyond their grade level by the time they reach elementary school

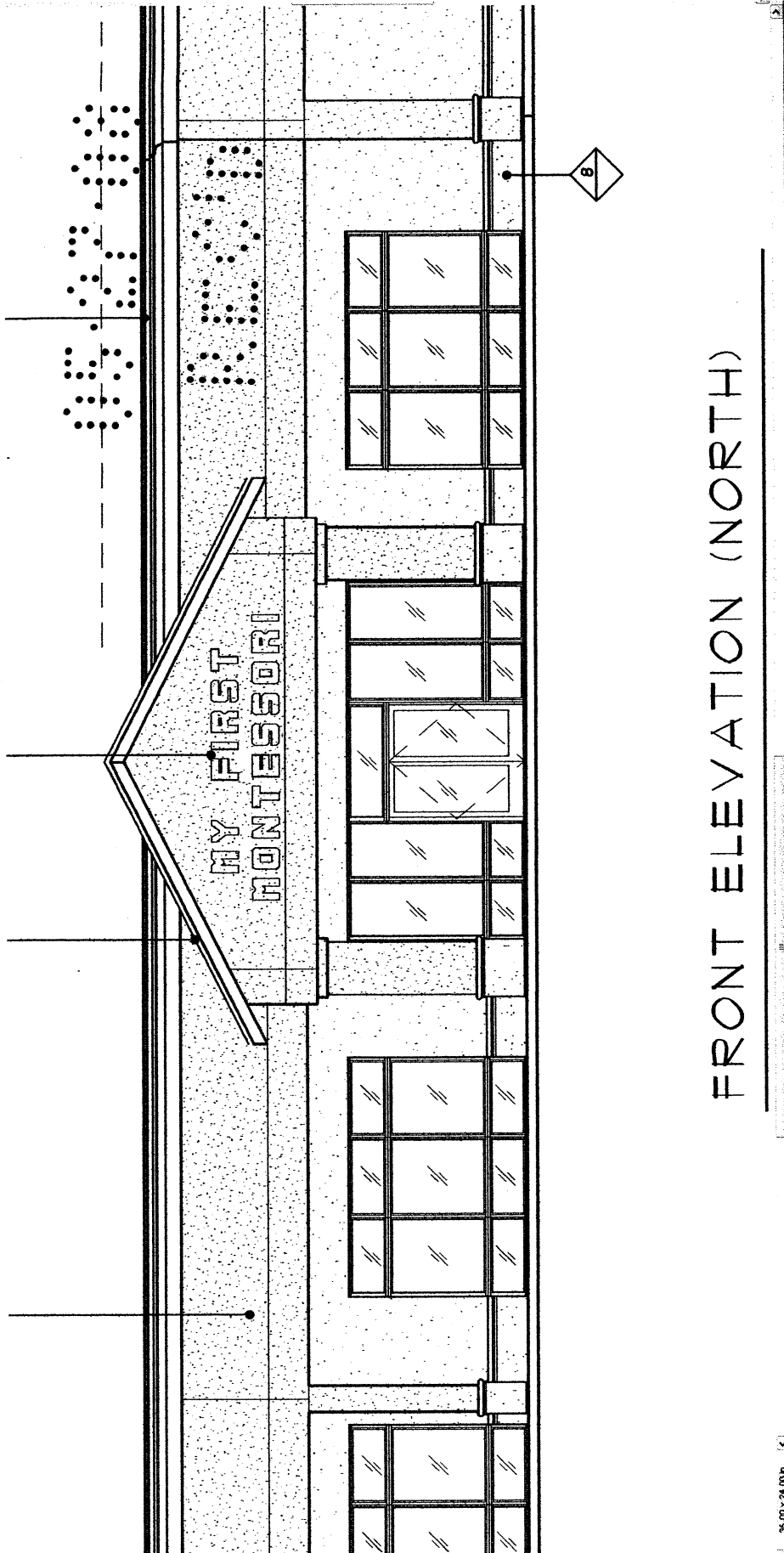


- My First Montessori (proposed signage) = 23,585 sq ft
- Pepboys = 22,816 sq ft
- 99cents Only = 22,270 sq ft
- This shopping center has 3 anchors and 15 smaller tenants with occupancy from 900-5,000 sq ft
- This new Montessori Preschool will be the largest sq footage tenant in this shopping center.



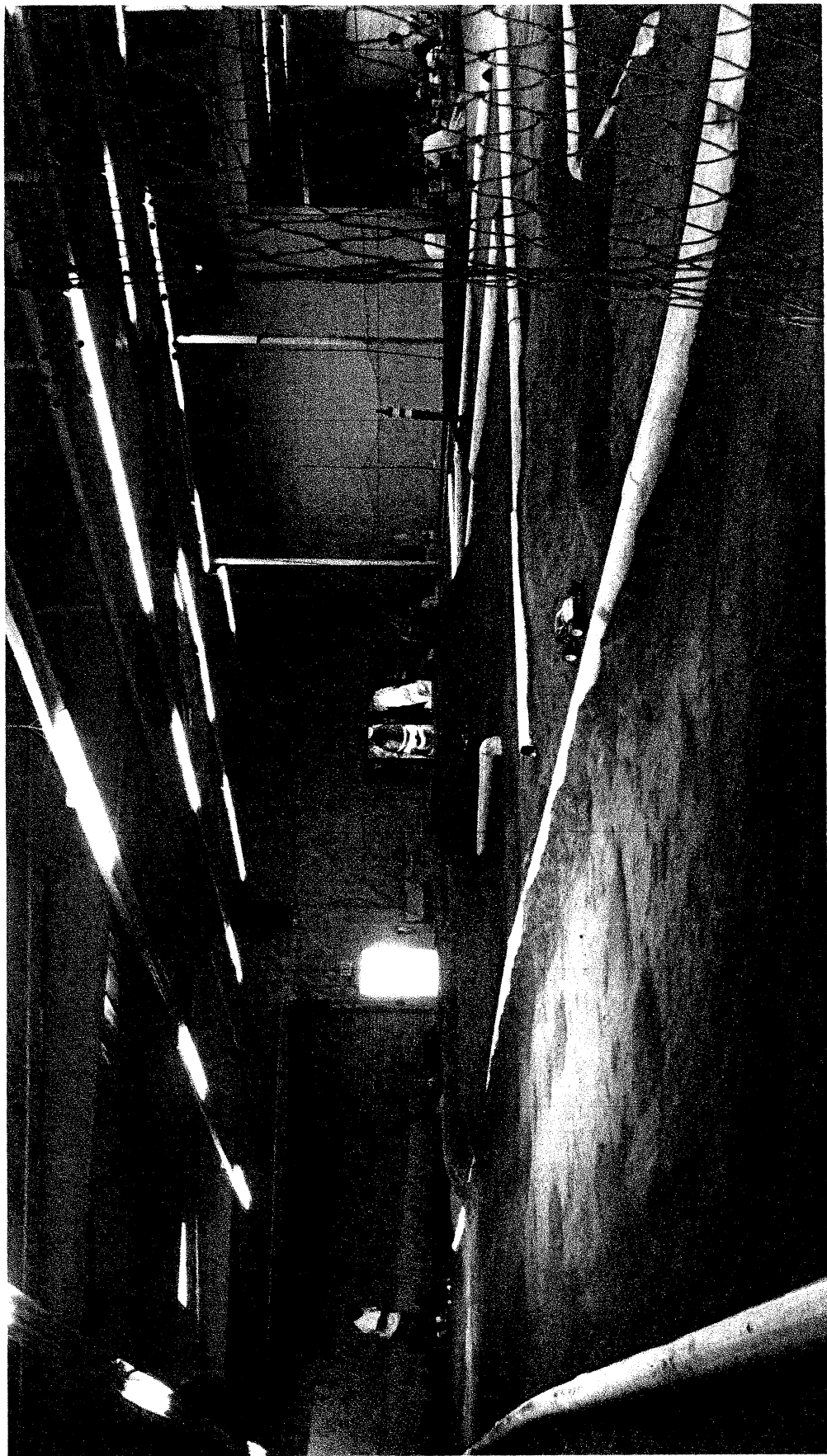
**BEFORE**  
Existing exterior of former tenant So Cal Raceway





AFTER

Architectural storefront proposed drawings



BEFORE

Existing interior of former tenant So Cal Raceway



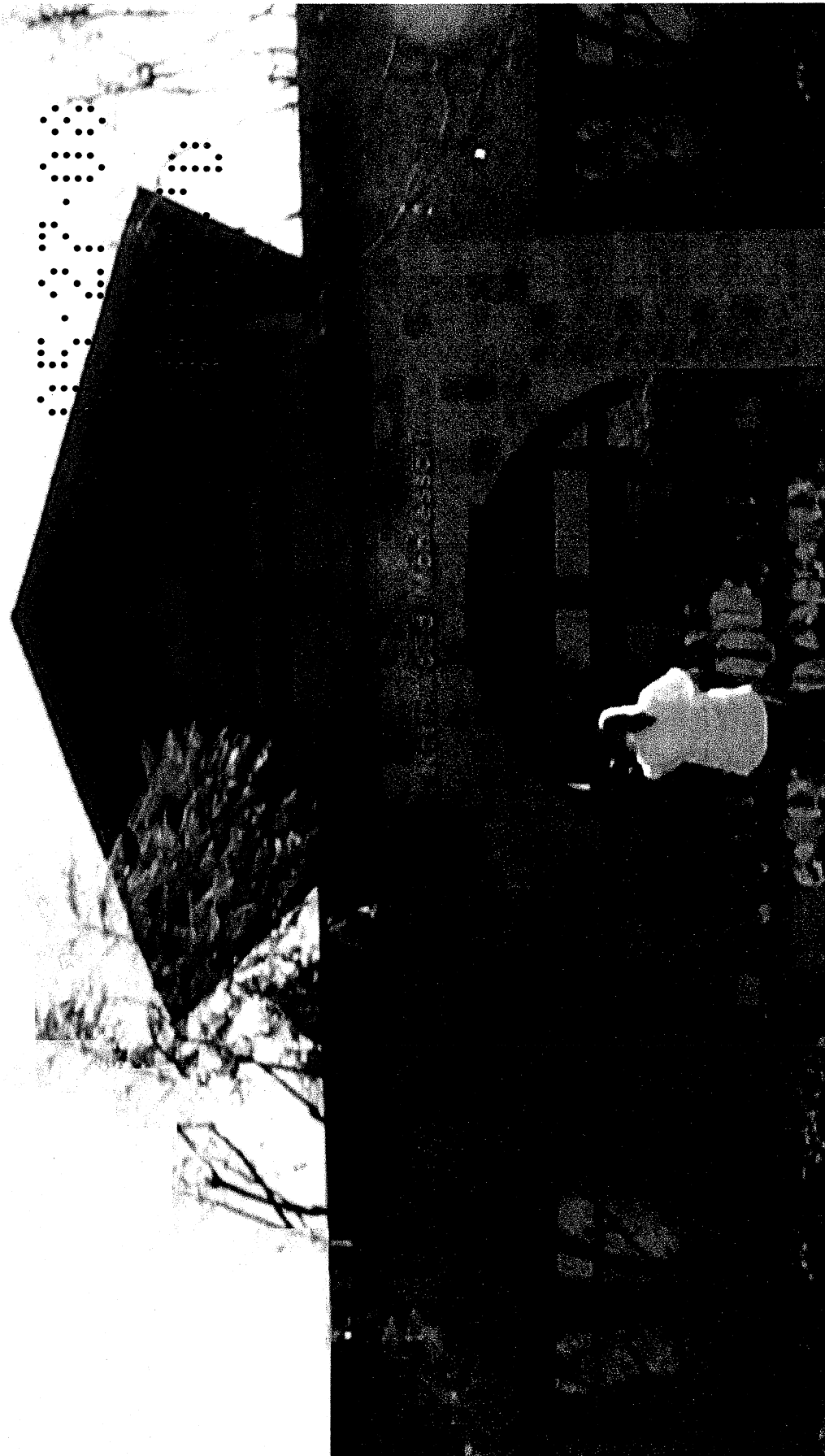
**AFTER**  
Proposed sample interior of atrium for  
My First Montessori Preschool, Inc.



- Sample of receptionist desk

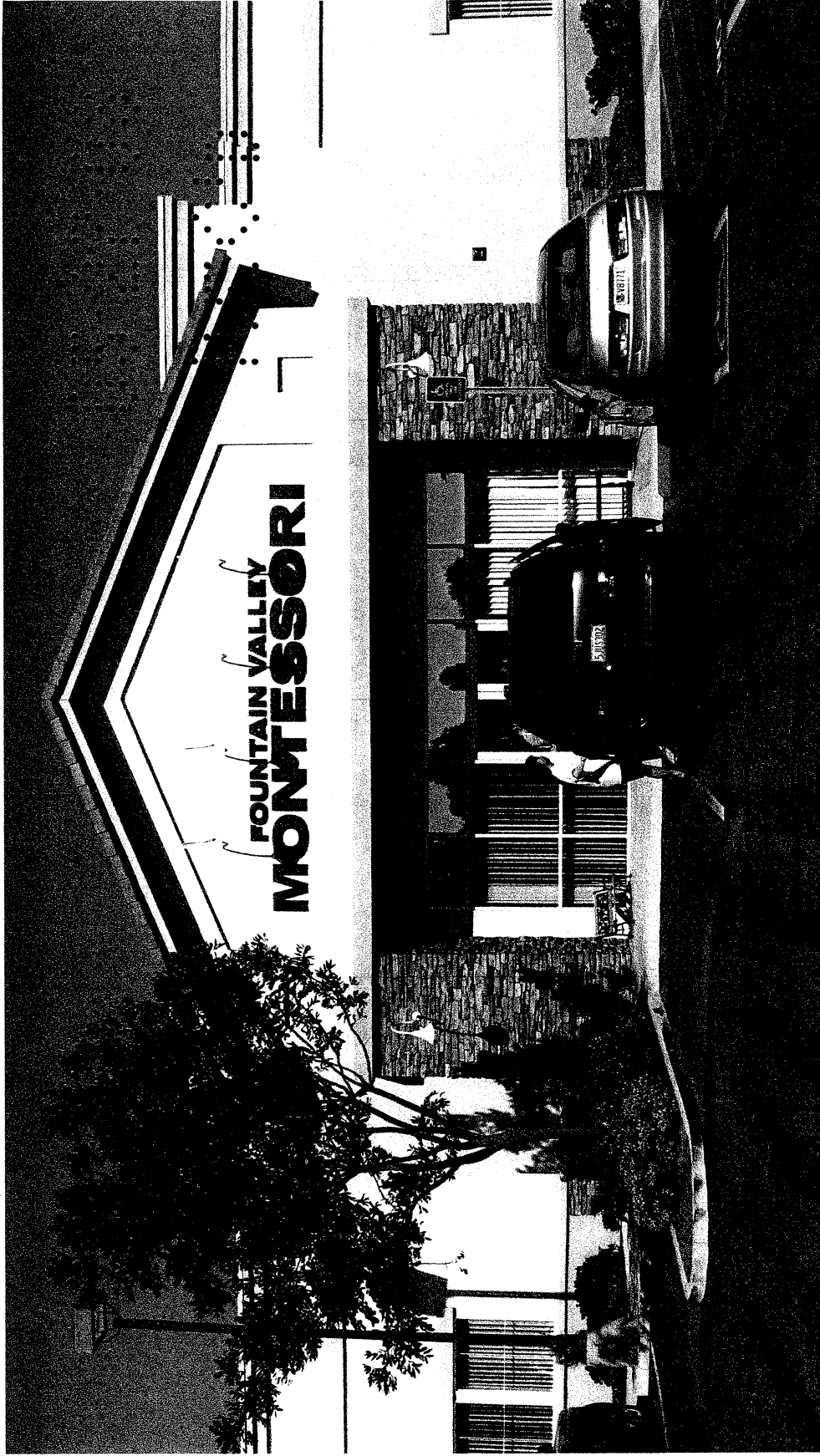


- Sample of a Montessori classroom
- Montessori certified teachers go through 1-2 years of academic training

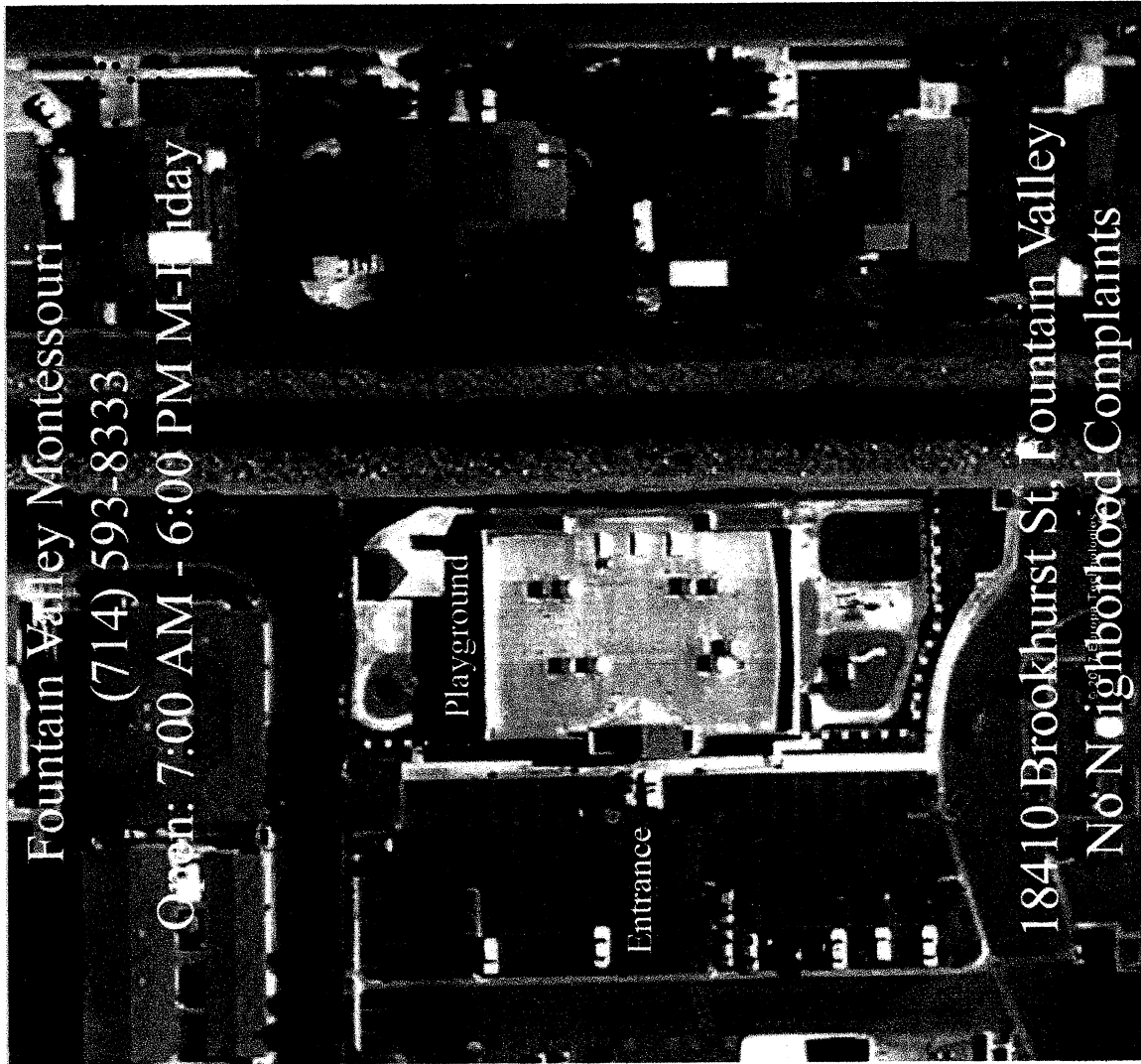


### **Northwood Montessori of Irvine**

This is a model of a multi-million dollar facility that is renown in Irvine for providing quality education. This location has a capacity of almost 220 children. They have a total of 4 locations in Irvine serving 850 children, all with a 2-3 year waiting period.



- Located on the corner of Brookhurst & Ellis
- It is only 1 block from the proposed site of My First Montessori Preschool
- The waiting list for enrollment here is 1 year
- They have a capacity of 180 children





- Deposit \$100 on June 25, 2007 for Claire
- Fax from FV montessori
- Copy of cashed ck deposit by FV montessori
- Non-refundable fee to be put on the waiting list, without guarantee of availability

ATTACHMENT NO. 8-13

May 23 08 07:11a

p.1

**Fountain Valley Montessori Center**  
18410 Brookhurst St./Fountain Valley, CA

Page 1 of 1

Thy Lc  
8846 El Presidente  
Fountain Valley, CA 92708

Initials Post Date Description  
CLC 6/25/2007 Deposit  
CLC 6/25/2007 Pay By Check

Comments  
def5044

Charge Credits Balance  
100.00 100.00 0.00

Beginning Statement Balance: 0.00

Total: 100.00 100.00 0.00

Ending Statement Balance: 0.00

Signature Date  
From: 1/1/2007  
To: 12/31/2007

Amount: \$100.00  
Account: 690901694  
Bank Number: 12200066

Sequence Number: 5660127830  
Capture Date: 06/29/2007  
Check Number: 5044

TAN M. PHAM  
519 N. ELECTRIC AVE., APT. 14  
ALHAMBRA, CA 91801

5044

6/25/07

Fountain Valley Montessori \$100.

Pay to the order of  
The United Bank

BANK OF AMERICA  
CALIFORNIA

deposit here

12200066 12 5044 06909 01694 20000010000

PAY TO THE ORDER OF  
PACIFIC MERCANTILE BANK

122242869  
FOR DEPOSIT ONLY  
FOUNTAIN VALLEY MONTESSORI CENTER  
ACCT# 002710176

5660127830

0500099103  
122242869K  
PACIFIC MERCANTILE  
06292007

5660127830

5660127830

- Letter of acceptance dated July 1, 2008 from FV Montessori for Claire
- 371 days is the current waiting period for a position in a pre-k classroom
- The 1 year waiting list shows a dire need in the community for quality early childhood education

ATTACHMENT NO. 87

18410 Brookhurst Street  
Fountain Valley  
CA 92708

714/593-8333  
714/593-8332  
www.fvmontessori.com



April 10, 2008

Thy Le  
8846 El Presidente  
Fountain Valley, CA 92708

RECEIVED  
APR 10 2008

Dear Thy,

We are pleased to be able to offer Claire a space at Fountain Valley Montessori Center starting on July 1, 2008. This space is in one of our Montessori classrooms so it is required that Claire be fully potty trained by July 1st. Our waiting list is quite extensive and available space is filling up quickly. Please understand that if you do not or cannot (if she is not potty trained) accept this position, you will not be able to start with FVMC until another position becomes available, and we cannot guarantee a specific date. We understand that some parents are interested in having their child start in September; in order to ensure that your child has a spot in September, we recommend that your child starts during our summer program. You have until Friday, April 18th to return the bottom section of this letter stating if you would like to accept our offer to start on July 1st or to continue to be on the waiting list. If we do not receive the bottom section of this letter by Friday, April 18th, we will assume that you are not interested in having your child start in the near future and we will offer your spot to the next child on the waiting list. Please understand that because our wait list is extensive, we must move on to the next child.

This means you may not receive an offer letter to start in August or September of this year.

If your child will be starting on July 1st, you will need to pick up an admission packet from the school at your earliest convenience. The admission packet contains a physician's report that may take some time to get signed by your doctor. Your child cannot start with FVMC without a signed physician's report, so we recommend that you give yourself at least two weeks to get this form to your physician and fax or mail it back to us. The completed packet will need to be returned to the school by June 2nd.

If you have any questions, please feel free to contact me at 714/593-8333. Thank you for your cooperation and prompt reply. We're looking forward to having your child join our family here at FVMC.

Best regards,  
*C. Capalbo-Silva*  
Christina Capalbo-Silva  
Director

Please detach and mail to: Fountain Valley Montessori Center  
18410 Brookhurst Street, Fountain Valley, CA 92708

☐ My child will start at Fountain Valley Montessori Center on July 1, 2008. I understand that July tuition is due between the 20th and 25th of June and I have attached the \$100.00 Registration Fee with this form.

☐ My child will NOT start at Fountain Valley Montessori Center on July 1, 2008.

PLEASE NOTE: Because of the high demand for space in our Montessori program, you MUST RETURN this form to us BY APRIL 18TH, 2008. There will be NO EXCEPTIONS made. This includes siblings of children already attending FVMC.

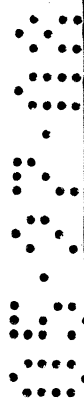
Fountain Valley Kindercare (714) 968-4451  
9945 Slater Ave., Fountain Valley, CA 92708  
Opened more than 7 years since 5/24/1999  
Open: 6:30 AM to 6:30 PM - Monday-Friday  
No Neighborhood Complaints



Singer 33°42'34.34" N 117°57'19.78" W elev. 32 ft  
Streaming 11/11/11 100%

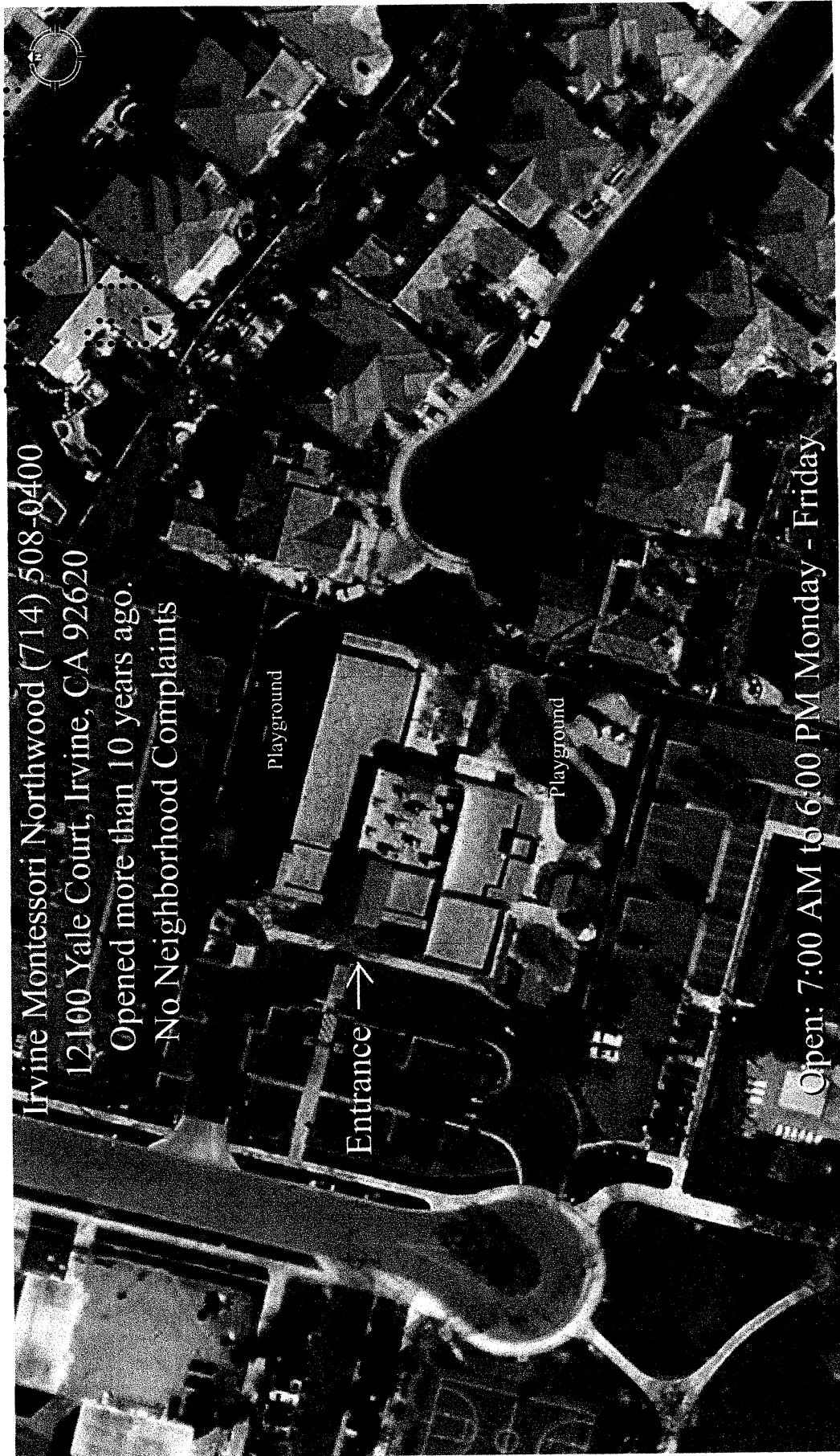
© 2007 Europa Technologies

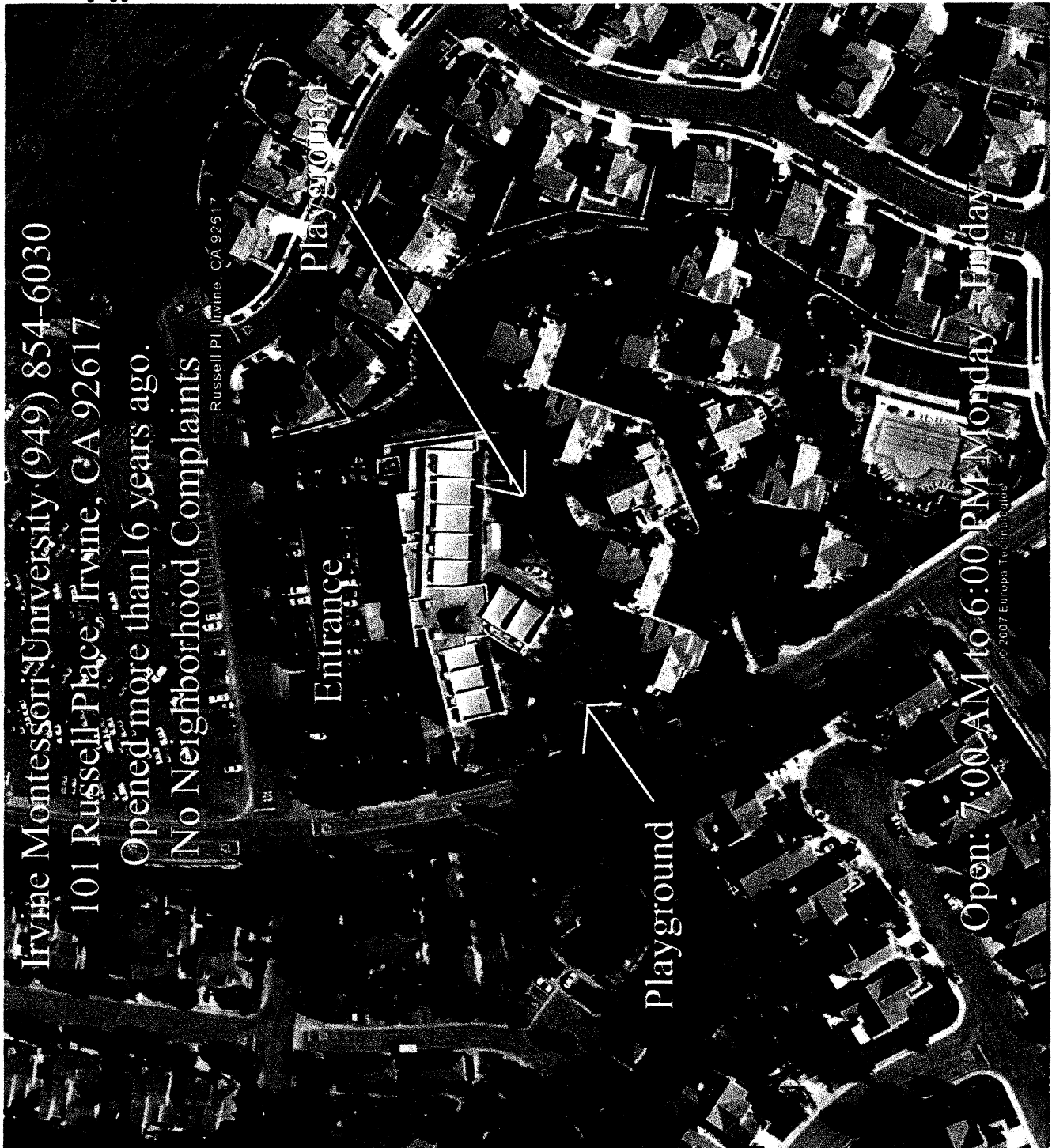
Capacity of 192 children with an average waiting list of 3-6 months  
3 blocks away from proposed preschool site



Huntington Beach Kindercare (714) 964-2569  
19342 Beach Blvd., HB; CA 92648

Open: 6:30 AM to 6:30 PM Monday - Friday  
No Neighborhood Complaints





Irvine Montessori University (949) 854-6030  
101 Russell Place, Irvine, CA 92617

Opened more than 16 years ago.  
No Neighborhood Complaints

Russell Pl, Irvine, CA 92617

Open: 7:00 AM to 6:00 PM Monday - Friday

© 2007 Europa Technologies



Irvine Montessori Westpark (949) 262-0500

11 San Leandro, Irvine, CA 92614

Opened more than 16 years ago.

No Neighborhood Complaints

Playground

Entrance

Open: 7:00 AM to 6:00 PM Monday - Friday

10316 Slater Ave, Fountain Valley  
No neighborhood complaints

Entrance

Playground

Slater Academy Montessori

(714) 962-2799

© 2007 Europa Technologies

Streaming Video 160°



Petition to the City of Huntington Beach

We, the undersigned, support the establishment of "My First Montessori," a child development center at 19118 Brookhurst St., Huntington Beach, CA 92646.

Signatures of neighboring residents who live in the immediate southeast side of the shopping center

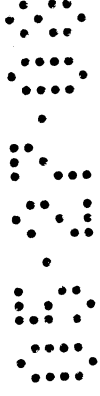
The undersigned are in favor of a preschool replacing the previous tenant So Cal Raceway, which had a problem with loitering and loud activity

The preschool has more definitive hours which end at 7:00 p.m. M-F

Signatures      Addresses

- |          |   |
|----------|---|
| 10/15/07 | 1. <u>[Signature]</u> <u>19131 Kipahulu Ln.</u> <u>10/15/0</u>                      |
|          | 2. <u>Diane Urso</u> <u>Diane Urso 19121 Kipahulu Ln.</u>                           |
|          | 3. <u>[Signature]</u> <u>19111 Kipahulu Ln</u>                                      |
|          | 4. <u>[Signature]</u> <u>19111 Kipahulu Ln</u>                                      |
|          | 5. <u>[Signature]</u> <u>Mike Schneider 19081 Kipahulu Ln</u>                       |
|          | 6. <u>[Signature]</u> <u>DANIEL STINE 19061 KIPAHULA LN HONOLULU BEACH CA 92646</u> |
|          | 7. <u>[Signature]</u> <u>19031 Kipahulu Ln CA 92646</u>                             |
|          | 8. <u>[Signature]</u> <u>Heather Cooper 19031 Kipahulu Ln CA 92646</u>              |
|          | 9. <u>[Signature]</u> <u>Ted Jones 19141 KIPAHULU HBSA 92646</u>                    |
| 10/17/07 | 10. <u>[Signature]</u> <u>19091 Kipahulu Ln 92646</u>                               |
|          | 11. <u>[Signature]</u> <u>19071 Kipahulu Ln 92646</u>                               |
|          | 12. <u>[Signature]</u> <u>19001 Kipahulu Ln. 92646</u>                              |
| 10/17/07 | 1. <u>[Signature]</u> <u>Michelle Lamotte 10071 Kukui Dr 92646</u>                  |
|          | 2. <u>[Signature]</u> <u>Diana Herrera 10671 Kukui Dr. 92646</u>                    |
|          | 3. <u>[Signature]</u> <u>Kelly Wright 10611 Kukui Drive 92646</u>                   |
|          | 4. <u>[Signature]</u> <u>10051 Kukui Dr 92646</u>                                   |
|          | 5. <u>[Signature]</u> <u>10021 Kukui Dr 92646</u>                                   |
|          | 6. <u>[Signature]</u> <u>10001 Kukui Dr 92646</u>                                   |

# Conclusion



- We have eagerly anticipated the approval of this project for 10 months and have wholeheartedly committed all of our time and effort to the process.
- My First Montessori's approach to education provided within the best possible environment, guided by a genuine concern for learning and the well-being of the child will prove to be a successful and valuable asset to the community.